

Clitheroe Road, Whalley

OIRO £825,000 Freehold

Rare market opportunity situated in heart of Whalley village, a stunning individual 4 double bedroom detached stone-built home, on an enviable picturesque plot, boasting beautifully established extensive gardens and patios. Offering a versatile family interior layout and a high specification finish throughout, highlighted by a grand entrance reception hallway and a range of living spaces, including a luxurious master suite with bespoke furniture, an attractive well equipped open plan dining kitchen, and airy garden room. With ample driveway parking and double garage, the property truly offers a unique combination of a desirable location, exceptional interior, and remarkable outdoor space – an opportunity not to be missed.

Council Tax band: G

Tenure: Freehold

EPC: TBC

Situated in the heart of the highly favoured village of Whalley, this stunning 4 Bedroom Detached House is truly a rare market opportunity. As you approach this individual stone-built home, you are greeted by an enviable picturesque plot, boasting beautifully established extensive gardens and patios. The property, built in 1996, offers a versatile family interior layout and a high specification finish throughout, providing a luxurious living experience like no other.

Elegance and sophistication define the interior of this home, highlighted by the grand entrance reception hallway, office, lounge and a range of living spaces, including an attractive well equipped open plan dining kitchen, and airy garden room. The property comprises 4 sizeable double bedrooms, including a luxurious master suite with bespoke furniture, an impressive gallery landing, and deluxe family bathroom, plus 2 modern en-suite shower rooms. Outside, the property continues to impress with ample driveway parking, an integral double garage, and a stunning rear garden oasis meticulously and lovingly designed and landscaped by the current owner.

The private outdoor space is fit for a tranquil retreat, as the property is set on a delightful and vast plot with a well-stocked lawned front garden and sweeping driveway. The rear garden is a true haven, offering a large central lawn area, pond with decking, a well positioned summer house, and a rear wild garden oasis. An attractive Indian stone flagged patio with a fitted electric awning canopy and heat lamps extends next to the garden room, providing an all-weather entertainment space. Additionally, a tucked-away courtyard patio area on the front side of the property offers another secluded spot to relax and unwind. This property truly offers a unique combination of a desirable location, exceptional interior, and remarkable outdoor space – an opportunity not to be missed.



Entrance Vestibule

Composite front door, panel radiator, uPVC leaded full length double glazed window, internal wood glazed door and glazed surround to reception hallway.

Reception Hallway

Fabulous impressive open reception hallway with uPVC double glazed door to front private courtyard patio, panel radiator, spindle staircase leading to first floor open gallery landing, feature track spotlighting, double opening doors through to lounge.

Cloakroom

2-pce white suite with low level w.c., hand wash basin, chrome ladder style radiator, extractor fan, wood style flooring.

Lounge

Excellent spacious living room with feature fireplace and open fire, panel radiator, TV point, uPVC double glazed windows and door with private aspects over rear garden.

Open Dining Kitchen

Beautiful fitted shaker style kitchen with an array of wall, base and drawer units with complementary granite worktops and up stands, under unit spotlights, stainless steel 1 1/2 bowl sink drainer unit with and mixer tap, eye level double electric oven, stainless steel 5-ring gas hob with splash back and extractor filter canopy over, built in dishwasher, karndean flooring, uPVC double glazed window with stunning outlooks across garden, dining area with karndean flooring, glazed wood door and surround leading through to garden room.

Garden Room

uPVC double glazed windows and French doors leading to garden with stunning private outlooks, TV point.

Utility Room

Fitted wall and base units, laminate worktops and tiled splash back, single sink drainer unit with mixer tap, floor standing combination gas central heating boiler, karndean flooring, panel radiator, internal personal door to garage.

Double Garage

Double garage with electric up and over door, power and lighting, also housing plumbing for washing machine, space for tumble dryer.

Office

Well equipped spacious office, a versatile room with bespoke pine wood fitted furniture with desk unit, drawers, cupboards and display cabinets, wall light

Gallery Landing

Impressive feature landing area with spacious open area with attractive spindle balustrade, uPVC double glazed window, panel radiator, wall light points.

Master Bedroom One

Sumptuous master bedroom suite to the rear with a luxurious range of bespoke fitted wardrobes to one wall with co-ordinating drawer and cupboard units and fully fitted vanity area with contemporary dressing table, drawers and shelving, inset mirror and spotlighting, feature panelled radiator, uPVC double glazed window with private outlooks over rear garden, TV point.

En-suite Shower Room

Deluxe 3-pce white suite comprising wash basin with mixer tap, low level w.c., shower enclosure with thermostatic shower, tiled walls and flooring, underfloor heating, panelled ceiling with recessed spotlighting, ladder style radiator, uPVC double glazed window.

Bedroom Two

Spacious 2nd bedroom suite with fitted wardrobes and drawer units, panel radiators, uPVC double glazed window, TV point, large walk-in wardrobe/storage cupboard.

En-suite Shower Room

Attractive 3-pce suite comprising shower enclosure with thermostatic shower, vanity wash basin with tiled surface surround, mixer tap and large built in cupboard under, low level w.c., chrome ladder style radiator, uPVC double glazed window, karndean tiled flooring, extractor fan, recessed spotlighting, part tiled walls.

Bedroom Three

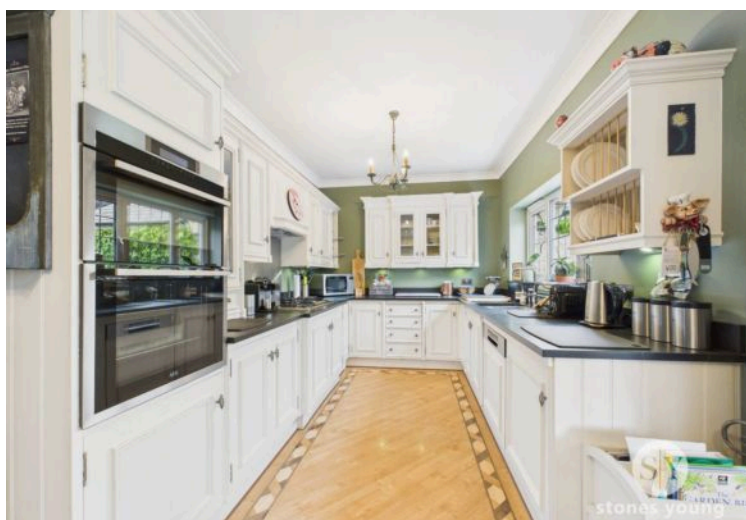
Double bedroom with fitted wardrobes, panel radiator, uPVC double glazed window with rear garden outlooks.

Bedroom Four

Double room with fitted window seating, double fitted wardrobes, uPVC double glazed windows to the front and side elevations, panel radiator.

Bathroom

Deluxe 3-pce white suite comprising shower bath with central mixer tap, handheld shower fitment and thermostatic shower over, vanity basin with mixer tap, cupboard under, low level w.c., chrome ladder style radiator, part panelled and tiled walls, karndean tiled flooring, fitted display shelving, recessed spotlighting, uPVC double glazed window, panel radiator, extractor fan.







Floor 0



Floor 1



Approximate total area^m

2567 ft²

Reduced headroom

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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