



## 11 Mitton Road, Whalley

£565,000 Freehold

This exceptional 4-bed detached stone-built home in sought-after Whalley boasts charming interiors, upgraded bathrooms, bespoke kitchen, garden room, and ample parking. Landscaped garden with patio and timber pergola. Character, luxury, and outdoor lifestyle await.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



This outstanding 4-bedroom detached property presents an exceptional opportunity to acquire a desirable character stone-built home in the highly sought-after village of Whalley. Boasting a charming and deceptive interior that combines beautiful features with functional living spaces, this property offers a superb lounge and sitting room adorned with stone fireplaces, alongside a versatile garden room and a basement conversion. The stunning upgraded 4-piece bathroom is complemented by 4 fantastic bedrooms, while the bespoke individual re-modelled breakfast kitchen, useful utility, and 2-piece cloaks provide the ultimate in convenience and comfort. Situated within excellent walking distance to a variety of village amenities, schools, and the train station, this home also benefits from a private landscaped walled rear garden with a patio, along with ample parking through an electric gate entrance. Noteworthy upgrades by the current owners further enhance the appeal of this unique residence.

Outside, this property reveals an impressive amount of outdoor space designed for both relaxation and entertaining. With a side gravelled driveway with ample parking for 3 cars. The delightful walled garden features a generous lawned area, stone-flagged private patio, and well-stocked mature garden borders. An attractive timber pergola with a patio area offers the perfect spot to bask in the sunshine and enjoy the tranquil surroundings. Additionally, a small area to the far left end of the garden, not currently on the property title, provides extra potential for landscaping or customisation. Please enquire for more information. This desirable property offers a rare blend of character, luxury, and outdoor lifestyle opportunities for the discerning new homeowner.



**Vestibule**

External wood front door, stone flagged flooring.

**Hallway**

Stone flooring, feature wood beams, Victorian style radiator, internal double glazed wood door.

**Lounge**

Beautiful spacious living room with stone flagged flooring, feature stone and brick fireplace and hearth housing cast iron Esse wood burning stove, shelving & cupboards in alcoves, recessed spotlights, wall light points, TV point, double glazed sash style timber framed windows with secondary glazing and attractive shutter blinds, Victorian style radiator, feature panelled wall.

**Sitting Room**

Stone flagged flooring, sash style double glazed wood window, feature stone inset fireplace, cupboard and shelving in alcoves, TV point, feature wood beams, Victorian style radiator.

**Snug/Garden Room**

Feature picture double glazed wood window and double opening doors to garden, sash style double glazed wood window to side elevation, Victorian style radiator, spindle staircase to first floor, door to basement room.

**Kitchen Diner**

Beautiful arranged kitchen with a contrasting array of units and worktops, central island and breakfast bar, Belfast twin sink and mixer tap, dishwasher, stainless steel range cooker with gas ovens, grill and 7-ring gas hob. Period stone feature fireplace with hearth and wood burning stove. Double glazed wood windows overlooking garden, with private aspects, herringbone wood style flooring, external wood door to outside.

**Utility**

Plumbing for washing machine, herringbone wood style flooring, built in shelving and drawers, contrasting worktops, Victorian style radiator, part panelled walls, recessed spotlights, sliding wood door.

**Cloakroom**

2-pce suite comprising low level w.c., hand basin with mixer tap, part panelled walls, tiled flooring.

**Basement Snug**

Extra snug or cinema TV room, wood style flooring, panelled walls, modern electric wall heater, stone staircase, led lighting, double glazed wood window with deep sill.

**Landing****Bedroom one**

Spacious double room with carpet flooring, sash style double glazed wood window, panel radiator.

**Bedroom Two**

Fantastic double room with feature panelled wall, carpet flooring, panel radiator, sash style double glazed wood window.

**Bedroom Three**

Excellent double room with carpet flooring, 2 x velux windows with pitched ceiling, wood double glazed window with feature beam over.

**Bedroom Four**

Carpet flooring, wood double glazed window with lovely aspects over rear garden, panel radiator, loft access.

**Bathroom**

Stunning luxurious re-modelled 4-pce suite comprising double shower enclosure with direct feed rainfall shower and additional shower, freestanding double ended bath with floor mounted mixer tap, wall hung vanity unit with sink and mixer tap, low level w.c., tiled flooring, part tiled walls, part panelled walls, feature stone wall, wood double glazed window, wood beam, recessed spotlighting, ladder style radiator.

**Additional Information**

The current owners have permitted plans for a potential ground floor extension. Current plans are able to be viewed online via RVBC Planning – Application 3/2022/0736.







Floor -1



Floor 0

Floor 1

Approximate total area<sup>m</sup>

1752 ft<sup>2</sup>

Reduced headroom

58 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360