



1 Cloughbank, Chatburn

£650,000 Freehold

STONES YOUNG PRESTIGE Nestled in the heart of the desirable village of Chatburn, this imposing Edwardian detached family home offers a rare opportunity to own a property with beautiful character and charm. The generously proportioned 4-bedroom house sits on an impressive 1/4 acre established mature plot, boasting stunning aspects over the gardens and Pendle Hill, with 4-car driveway, detached double garage. Peaceful retreat with potential for modernisation and enhancement. Close to amenities, countryside walks, and transport. Total area spans approx. 2629 sq ft/244 m2.

Council Tax band: G

Tenure: Freehold



STONES YOUNG PRESTIGE Nestled in the heart of the desirable village of Chatburn, this imposing Edwardian detached family home offers a rare opportunity to own a property with beautiful character and charm. The generously proportioned 4-bedroom house sits on an impressive 1/4 acre established mature plot, boasting stunning aspects over the gardens and Pendle Hill in the distance from the generous reception rooms. The property features 4 double bedrooms, a bathroom, and a shower room, with 2 sizeable attic rooms presenting potential for further bedrooms. The welcoming hallway leads to a utility room, cloakroom, and a breakfast kitchen, providing a perfect space for family living. With the property having been within the current family for nearly 50 years, there is a feeling of history and warmth that emanates throughout. Ideal for a grand family home, there is fantastic scope to modernise and enhance the property further, making it a perfect blank canvas for the discerning buyer. The freehold tenure ensures peace of mind, with no onward chain complicating the purchasing process. The total area spans approximately 2629 sq ft/244 m², including the garage.

The outside space of this property is a true gem, offering private established mature gardens that exude tranquillity. The front of the property features generous lawned areas and stone patios with various seating areas, ideal for outdoor entertaining or relaxation. Moving towards the rear of the garden, there are further lawns leading down to a stream, surrounded by well-stocked mature planted trees and shrubs. A stone boundary wall offers added privacy and defines the boundaries of the property, enhancing the overall sense of seclusion and possibility. A central 4-car tarmac driveway provides convenient access, leading to a detached double garage equipped with an electric up-and-over door, power and lighting, a side personal entrance door, and a separate low-level w.c. Enclosed pathways and gate access ensure security, while a rear brick-built store provides additional storage space. With the sizeable outside space offering a harmonious blend of nature and functionality, this property beckons those seeking a peaceful retreat within a thriving village community.

The village of Chatburn, is well positioned surrounded by a whole host of amenities including shops, post office, hair salons, library, two pubs and a primary school all within superb walking distance, it really offers something for all with a playing and cricket field and with many countryside walks to enjoy from the doorstep. Additionally, the convenient transport links from Chatburn provide easy access to the nearby town of Clitheroe, the A59 and the Yorkshire Dales, making this home an ideal retreat for those who appreciate both convenience and natural beauty.



Entrance Vestibule

External wood front door, coved cornicing, internal wood glazed door.

Hallway

Welcoming entrance with coving and feature archway, panel radiator, dado rail, spindle stairs to first floor, under stairs cupboard and rear wood glazed exterior door.

Lounge & Dining Room

Large stone fireplace with gas fire and wood mantle over, uPVC double glazed window and side bay window, stunning private outlooks over gardens, television point, coved cornicing.

Sitting Room

Impressive sitting room with large uPVC double glazed window overlooking the grounds with private aspects, feature fireplace with marble hearth and gas fire, television point, archway and feature wall panelling with cupboards built in.

Breakfast Kitchen

Spacious area with medium oak style fitted wall and base units with laminate worktops, tiled splashback, stainless steel sink drainer unit, built in dishwasher and fridge, eye level electric double oven and grill, 4-ring gas hob, extractor filter canopy over, floor standing Potterton gas central heating boiler, panel radiator, uPVC double glazed window.

Utility Room

Fitted base units, stainless steel sink drainer unit, uPVC double glazed window, tiled flooring, plumbing for washing machine, space for tumble dryer and fridge freezer, panel radiator, part tiled walls.

Cloakroom

2-pce suite, low level w.c., hand wash basin, uPVC double glazed window, tiled floor.

Landing

Return staircase, split level, large feature uPVC double glazed picture window, panel radiator. Spindle return staircase to loft rooms.

Bedroom One

Superb double room with stunning rear aspects over gardens, uPVC double glazed window, panel radiator, fitted wardrobes, dressing table and seating.

Bedroom Two

Spacious double room, carpet flooring, fitted wardrobes, drawers and bedside cabinets, panel radiator, uPVC double glazed window with stunning views over gardens, and towards Pendle hill.

Bedroom Three

Large double room, carpet flooring, fitted wardrobes, drawers and vanity sink unit with cupboards. Panel radiator, uPVC double glazed window.

Bedroom Four

Small double room, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

2-pce suite, large corner bath with mixer tap and handheld shower fitment, vanity wash basin and surface surround, cupboards under, fully tiled walls, panel radiator, uPVC double glazed window.

Shower room

3-pce suite with double shower enclosure with thermostatic shower and additional hand held shower, low level w.c., pedestal wash basin, uPVC double glazed window, panel radiator, cupboards housing hot water cylinder, fully tiled walls.

Second Floor Landing

Large built in cupboard.

Attic Room One

Spacious flexible useful room, potential for conversion to bedroom, window sky light, eaves storage.

Attic Room Two

Spacious flexible useful room, potential for conversion to bedroom, window sky light, eaves storage.







Approximate total area^m
2629 ft²
Reduced headroom
151 ft²

(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.

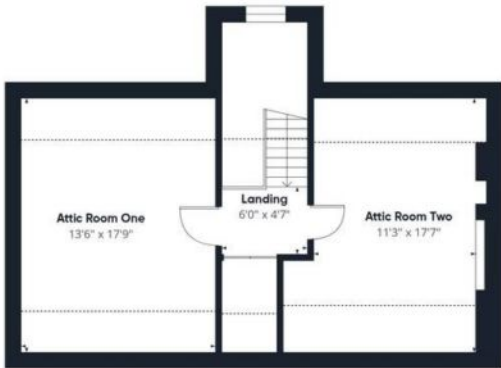
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2