



## Holme Hall, Burnley Road

Burnley, BB10 4SY

Offers around £180,000



Offered with no onward chain and nestled amidst woodland at the foot of the rolling green Pennines, this incredibly unique and stylish one-bedroom apartment is located within the impressive Holme Hall – a standout manor house which has been renovated to a high contemporary standard and repurposed to create 10 stunning apartments, with an abundance of character features, beautiful gardens and scenic surroundings. This apartment offers a quiet and peaceful lifestyle in the countryside, situated just outside the village of Cliviger.

A brief summary of this apartment includes an open plan living area comprising lounge, dining and kitchen, master bedroom with en-suite, an entrance hall and two storage closets. This property is perfect for a first-time buyer or young couple, or perhaps those looking to downsize. Curious? Let's take a closer look...





### The Approach

Pull off the main road, up the sweeping private drive and through the gorgeous, landscaped grounds, and apartment no.4 is situated to the rear with two allocated parking spaces.

### The Living Space

Stroll inside to the central hallway which invites you through to the open plan living area, benefitting from a range of period features while being finished to a tasteful modern standard. An external door leads through to a shared outside courtyard, mullion windows and an imposing stone arch above the kitchen make this space truly unique, and an electric log burner style heater in the lounge is sure to give this space a cosy, warm feel during the colder winter months.

Dark wood surrounds give a contrast to the gloss cream cabinetry within the kitchen and feature tiled splashbacks add a touch of colour. Integrated appliances include a dishwasher, fridge, freezer, washer/dryer, four plate hob with extractor and an electric oven, plus plenty of cupboard space.

### The Bedroom & Bathroom

The master bedroom is a generous double size where another imposing exposed stone mullion window gives a nod to the property's heritage. And like the living space on offer, the bedroom is presented in immaculate condition too, to contemporary standards.

From the master bedroom is access to a spacious three-piece en-suite with modern tiled walls, comprising a walk in shower, vanity basin with integral storage, and WC.

### The Outside Space

In addition to two private parking spaces, the apartment has access to the gorgeous, landscaped grounds and front lawn, with woodland to the rear and the most spectacular scenic views to the front.

### The Location

This apartment is perfect for those in search of a quieter life, with an abundance of countryside on your doorstep. Cliviger is within walking distance of the property, which is a quaint, small village, and Burnley can be accessed within just a 10 minute drive, providing a large variety of amenities. And for those who commute, the national motorway network is easily accessible via the M65.

### The Specifics

- The tax band is C.
- The tenure is leasehold.
- The length of the leasehold is 999 years from 1st January 2015, hence 990 years remain.
- The ground rent stated is £250 per annum, however we are advised it is no longer payable, please contact for more information.
- The service charge is £100 pcm.
- The property is Grade II listed.
- There are no pets allowed at this property.
- There is electric underfloor heating.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

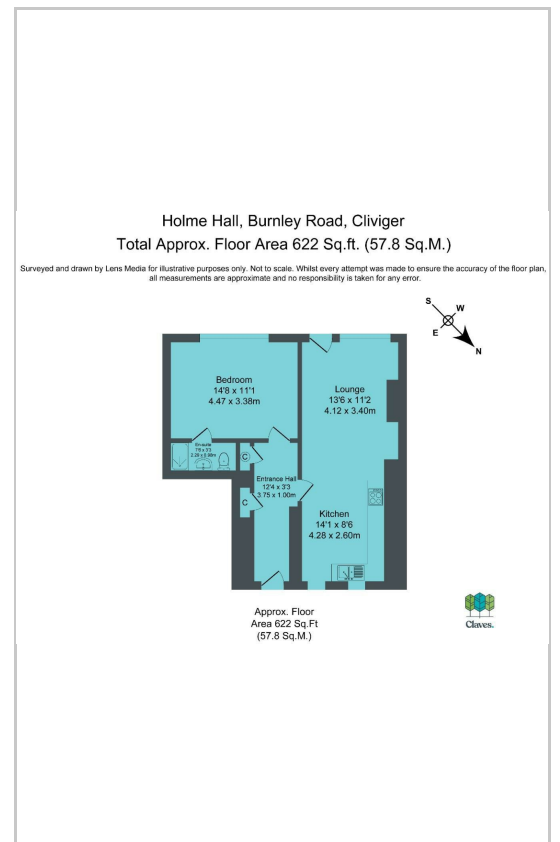


Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk

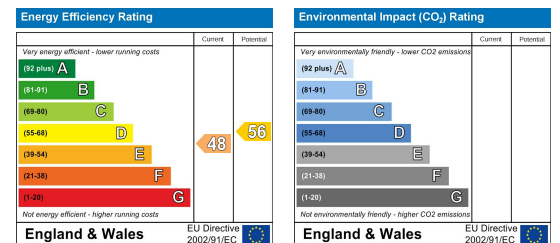
### Area Map



### Floor Plans



### Energy Efficiency Graph



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