



PLOTS 8 & 9 SIMPSONS WHARF, HAPTON, BB12 7NB

OFFERS AROUND £500,000 [NO CHAIN]



EXCLUSIVE DEVELOPMENT OF CAREFULLY CRAFTED PROPERTY / COMMUNITY OF WATERSIDE PROPERTY / PANORAMIC OPEN OUTLOOK / STUNNING MODERN ACCOMMODATION OVER THREE FLOORS / Exclusive second-phase of carefully crafted detached properties due for imminent completion. Affording a truly panoramic open outlook to the rear these impressive detached five-bedroom homes are completed to a meticulous standard lapping the Leeds Liverpool Canal to the rear.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



The Property
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36 Manchester Road, BURNLEY, BB11 1HJ. Also in Padiham. 01282 415057 Email: EstateAgents@cliffordsmithsutcliffe.net



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One of only a handful of carefully crafted properties and the second-phase of the exclusive Simpsons Wharf development on the site of the former boatyard. Born from the vision of a local builder and due for completion imminently, creating a waterside community close to the heart of Hapton village. Affording a truly-panoramic, unblemished outlook over Hapton Moor and towards Pendle Hill dominating a distant skyline, mirrored within the stillness of Leeds Liverpool Canal to the foreground. Ideally placed within a few minutes' drive of the surrounding towns of Burnley, Padiham and Accrington, with regular mainline bus routes from nearby Manchester Road, rail links; and only a few minutes by car from access onto the M65 and A56 motorways, promoting complete freedom throughout the Northwest region.

An impressive stone-built detached home, completed to meticulous standards, affording generous sized accommodation over three-floors. Boasting an enviable panoramic outlook, the property benefits bang up-to-date modern comforts throughout a versatile reception space which opens with sliding glazed doors onto private gardens lapping the waterside and five bedrooms two of which have glazed balcony, Juliette-balcony and both taking in the stunning view. There is a quality feel to the luxury bathrooms, ensuite and breakfast kitchen, the kitchen alone offering a host of quality integrated appliances. There are communal landscaped gardens to the front with chipped-bark beds and sapling trees which lead to a private double width driveway with car charging point. There are integrated solar panels to the roof which provide electricity and could generate an annual income with a feed-in tariff and the property is subject to a 10-year architect certificate (RPP) for peace of mind. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, GROUND FLOOR: STUNNING MASTER BEDROOM WITH ENSUITE AND GLAZED BALCONY, BEDROOMS FOUR AND FIVE / HOME OFFICE, LUXURY HOUSE BATHROOM; LOWER GROUND FLOOR: IMPRESSIVE MODERN BREAKFAST KITCHEN WITH SEPARATE UTILITY AND CLOAKROOM, GENEROUS AND VERSATILE RECEPTION ROOM OPENING ONTO INDIAN STONE PAVED PATIO, ARTIFICIAL LAWN AND WATERSIDE; FIRST FLOOR:-TWO FURTHER BEDROOMS ONE BOASTING TO PANORAMIC OPEN OUTLOOK AT THE REAR, MODERN SHOWER ROOM. PRIVATE DEVELOPMENT LEADING TO DOUBLE WIDTH DRIVEWAY WITH CAR-CHARGING POINT, INDIAN STONE PAVED PATIO AND ARTIFICIAL LAWN TO CANAL WATERSIDE. **VIEWING ESSENTIAL TO APPRECIATE.**

The Accommodation Afforded is as follows:-

Modern Composite Entrance Door

Having frosted double glazed centre panel an matching side panels, opening into:-



Reception Hallway

19'02" x 4'05" Stairs with glazed balustrade and Oak handrail descending to the lower ground floor level and ascending to the first floor level with UPVC framed frosted double glazed window, radiator. Oak panelled doors leading from the landing and opening into:-



Master Bedroom

13'09" x 22'07" Aluminium framed double glazed French-style doors opening onto a glazed balcony and affording a panoramic open outlook to the rear, two radiators. Oak panelled door to:-



Ensuite Shower Room

4'10" x 7'0" Three piece modern white suite incorporating step-in shower with chrome mixer rain shower fittings, tiled area and glazed screen over, wash basin set into modern vanity-style unit and low-level WC with concealed cistern tank, tiled walls and floor, illuminated mirror, shaver / toothbrush point, chrome heated towel rail, inset spot lighting to ceiling, extractor. UPVC framed frosted double glazed window to the side elevation.



Bedroom Four

12'06" x 9'11" UPVC framed double glazed window to the front elevation, radiator.



Bedroom Five / Home Office

10'0" x 7'07" Inbuilt meter / storage cupboard, radiator. UPVC framed double glazed window to the front elevation.

House Bathroom

6'01" x 9'10" Three-piece modern white suite incorporating tiled panelled bath with chrome mixer rain shower fittings, tiled area and folding glazed screen over, wash basin set into modern cantilever vanity-style unit and low-level WC with concealed cistern tank, fully tiled walls and floor, inset spot lighting to ceiling with extractor, heated towel rail, inbuilt storage / toiletry cupboard. UPVC framed frosted double glazed window.



Half Landing

With glazed balustrade ascending to the first floor level and UPVC framed frosted double glazed window.



First Floor Landing

5'08" x 3'03" Glazed return balustrade with Oak handrail. Oak panelled doors leading from landing and opening into:-



Bedroom Two

16'10" x 15'04" Aluminium framed double glazed French-style doors with matching double glazed windows to either side and opening onto a glazed Juliet-balcony affording a stunning panoramic open outlook to the rear elevation. Inset spot lighting to ceiling, radiator.



Bedroom Three

10'03" x 15'05" UPVC framed double glazed window to the front elevation, radiator.



Shower Room

7'07" x 7'06" Three piece modern white suite incorporating glazed shower cubicle with chrome mixer rain shower fittings and tiled area over, wash basin set into modern cantilever vanity-style unit, low-level WC, fully tiled walls, chrome heated towel rail, inset spot lighting to ceiling with extractor. Sealed unit double glazed Velux-style window.



Lower Ground Floor Level

Stairs descending from reception hallway with glazed balustrade and Oak handrail, half-landing with frosted double glazed window, understairs storage cupboard.

Modern Breakfast Kitchen

16'03" x 14'0" Inset 1 ½ bowl composite sink unit with cupboards under, comprehensive range of modern gloss-fronted wall, base and tall units incorporating Bosch double oven / grill and five ring ceramic hob with extractor hood over, co-ordinating marble worktops and upstands incorporating sink drainer, matching centre island with cupboards under and breakfast bar, integrated fridge freezer and dishwasher, inset spot lighting to ceiling. UPVC framed double glazed window to the side elevation. Modern composite stable-style side entrance door with double glazed centre panel.



Utility Room

6'09" x 8'02" Fitted worktop with cupboard under, space for washing machine and tumble dryer, extractor. UPVC framed frosted double glazed window. Inbuilt storage cupboard. Access to:-

Two Piece Cloakroom

4'01" x 2'11" Two piece suite incorporating wash basin and low-level WC, extractor.

Impressive Reception Room One

16'06" x 22'07" Inset spot lighting to ceiling, underfloor heating. UPVC framed double glazed window to the side elevation and aluminium double glazed French-style doors with double glazed windows to either side and opening into the private rear garden and canal waterside beyond.



Outside

Access via communal driveway with chipped bark borders and sapling hedges leading onto a double-width tarmacadam driveway with low maintenance hedges and car-charging point. Private enclosed garden to the rear with Indian stone paved patio area, artificial lawn, timber perimeter fencing and stone steps leading to the canal waterside.



Tenure : Freehold

Energy Performance Certificate Rating : tbc

Council Tax Band : tbc

Approximate Square Footage : 192 SqM / 2,066 SqFt

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



LOWER GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



FIVE BEDROOM DETACHED HOUSE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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