



BROWNSIDE ROAD, WORSTHORNE, BB10 3JP



ENVIABLE TREE-LINED POSITION / POPULAR RURAL WORSTHORNE / ARCHITECT-DESIGNED FAMILY RESIDENCE / VERSATILE & DECEPTIVE ACCOMMODATION / Located on the fringe of fabulous Worsthorne countryside yet within easy reach of Pike Hill amenities, an opportunity to acquire this individual detached family residence affording deceptive accommodation over three floors. The immaculately maintained property, both internally and externally, must be seen to be appreciated.



CLIFFORD SMITH
SUTCLIFFE

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The Property
Ombudsman



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Occupying an enviable secluded position with mature tree-lined gardens to the front on this popular approach to the rural Worsthorne village. Located on the fringe of fabulous open countryside including the surrounding villages of Hurstwood and Cliviger, yet within easy reach of Pike Hill shopping parade with regular bus routes into Burnley town centre. Only a short distance from the heart of Worsthorne village boasting a village convenience store and a choice of two well regarded hostelrys namely The Bay Horse and the Crooked Billet.

An opportunity to acquire this individual architect-designed residence, constructed circa 1980 and affording deceptive living accommodation over three floors. This versatile, family-sized property provides attractively proportioned reception spaces and up-to six-bedrooms all of which have been immaculately maintained to the credit of the existing vendors. A bright lounge opens with glazed patio-style doors onto a wrought iron railed balcony at the rear, overlooking mature, well-tended gardens which envelop the property and abut open countryside beyond. There is a modern family dining kitchen at lower ground-floor level which opens beneath an open porch and paved patio beyond. A further attic room accessed via wrought iron railed stairs has been utilised as a sixth bedroom with its own two-piece cloakroom. A great deal of effort has gone into the meticulously maintained, landscaped gardens which envelop the property with neat paved patio areas with space for sofa and alfresco dining, lawned gardens, mature flower / shrub borders and driveway providing off-road parking to a generous integral garage with further storage area or space for home gym. An early appointment to view is recommended in order to appreciate the condition and accommodation on offer.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE BRIGHT LOUNGE OPENING ONTO A WROUGHT IRON RAILED BALCONY AT THE REAR, MODERN KITCHEN WITH DINING ROOM AGAIN OPENING WITH OPEN PORCH TO THE REAR, **VERSATILE FIVE OR SIX BEDROOM CONFIGURATION**, MODERN ENSUITE TO MASTER AND LUXURY FOUR-PIECE HOUSE BATHROOM, SWEEPING STONE WALLING WITH IMPRESSIVE PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING FOR SEVERAL VEHICLES AND LEADING TO AN INTEGRAL GARAGE WITH USEFUL ADDITIONAL STORAGE, PRIVATE LANDSCAPED GARDENS ENVELOP THE PROPERTY TO THE FRONT, SIDE AND REAR. **VIEWING ESSENTIAL TO APPRECIATE.**

The Accommodation Afforded is as follows:-

Ground Floor

Modern Composite Entrance Door

Having frosted leaded double glazed centre panel and matching frosted glazed panel to side, opening into:-

Entrance Porch

4'04" x 8'02" Solid wood floor area. UPVC framed square leaded double glazed windows to either side, loft access point. UPVC door having colour leaded double glazed centre panel and matching double glazed panel to side, opening into:-

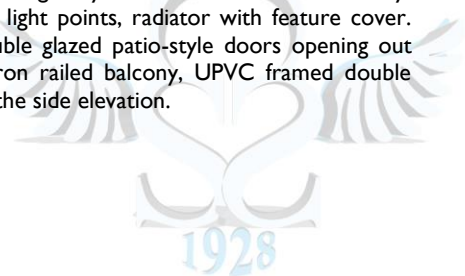
Reception Hallway

10'0" x 4'09" Coved ceiling, radiator with feature cover, wall light points. Open tread stairs with wrought iron balustrade ascending to the first floor level. Gloss-panelled doors leading from the hallway and opening into:-



Reception Room One

16'06" x 14'11" Impressive Portuguese Limestone fireplace with matching inlay / hearth and illuminated inlay, coved ceiling, wall light points, radiator with feature cover. UPVC framed double glazed patio-style doors opening out onto a wrought iron railed balcony, UPVC framed double glazed window to the side elevation.





Bedroom Two

12'01" x 10'11" Laminate wood floor, coved ceiling, radiator. UPVC framed square leaded double glazed window overlooking the rear garden.



Bedroom Three

9'08" x 11'10" Laminate wood floor, coved ceiling with dad rail, wall light points, radiator. UPVC framed square-leaded double glazed window to the front elevation.



Master Bedroom

12'0" x 11'09" Comprehensive range of fitted wardrobes / cupboards with square pane glazed panelled doors to centre, coved ceiling, laminate wood floor, wall light points, radiator. UPVC framed square leaded double glazed window overlooking the rear garden. Gloss-panelled door to:-



Bedroom Four / Dining Room

9'07" x 10'11" Coved ceiling, dado rail, radiator, wall light points. UPVC framed square-leaded double glazed window to the front elevation.



Modern Ensuite Shower Room

5'0" x 8'02" Three piece modern white suite incorporating wash basin and low-level WC with concealed cistern set into vanity-style unit, step in shower with chrome mixer rain-shower fittings, tiled area and glazed screen over, fully tiled walls and floor, inset spot lighting to ceiling with extractor, heated towel rail. UPVC framed frosted double glazed window.





Bedroom Five / Study

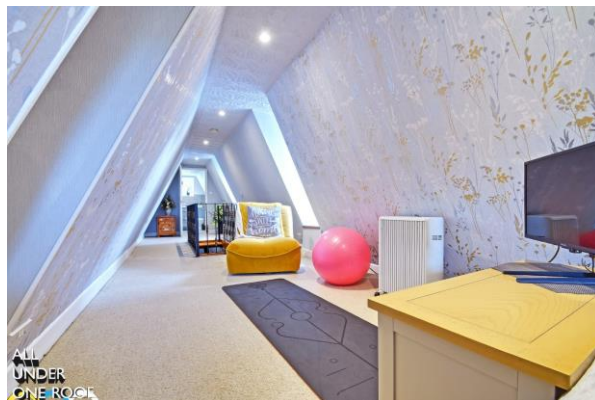
9'07" x 13'02" plus door recess. Coved ceiling with inset spot lighting, radiator. UPVC framed square-ledged double glazed window to the front elevation.



Luxury Four Piece House Bathroom

7'10" x 9'09" Four piece modern white suite incorporating corner spa-bath, wash basin set into cantilever vanity-style unit, low-level WC with concealed cistern and shower with chrome mixer rain shower fittings, tiled area and glazed screen over, fully tiled walls with illuminated display / toiletry shelves, tiled floor area, inset spot lighting to ceiling with extractor, anthracite heated towel rail. UPVC framed frosted double glazed window.

First Floor



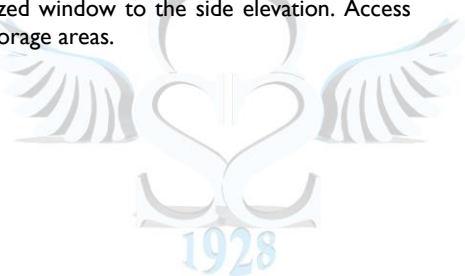
Attic Room / Potential Sixth Bedroom

8'01" x 33'03" Return wrought iron railed balustrade, illuminated access to further eaves storage areas and inbuilt wardrobes. UPVC framed double glazed window to the side elevation and sealed unit double glazed Velux-style windows to the rear elevation. Gloss-panelled door to:-



Two Piece Cloakroom

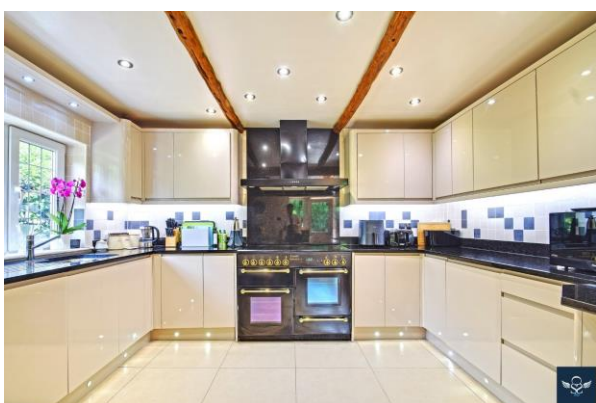
8'0" x 8'01" Modern two-piece white suite incorporating wash basin set into vanity-style unit and low-level WC with concealed cistern, inset spot lighting to ceiling. UPVC framed frosted double glazed window to the side elevation. Access to further eaves storage areas.





Reception Room Two

16'06" x 18'03" Stairs with spindle balustrade ascending to the ground floor level with understairs storage recess, coved ceiling, radiator, internal door to garage. Modern composite rear entrance door with double glazed centre panel and square leaded double glazed windows to either side opening into a generous sized rear open porch, paved patio and private rear garden beyond. Exposed timber beamed opening through into:-



Modern Kitchen

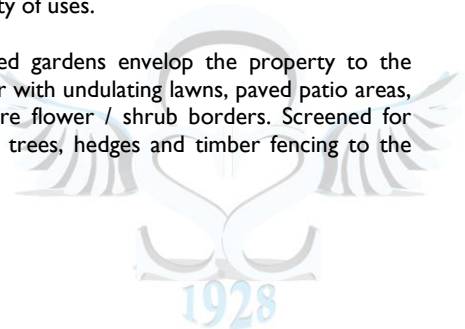
7'05" x 12'06" Inset 1 1/2 bowl stainless steel sink unit and drainer with cupboards under, matching range of modern gloss-fronted wall and base units, co-ordinating granite worktops with concealed illumination and part-tiled walls, space for range-style cooker with granite splashback and chimney-style extractor canopy over, beamed effect ceiling with inset spot lighting. UPVC framed double glazed window to the side elevation.

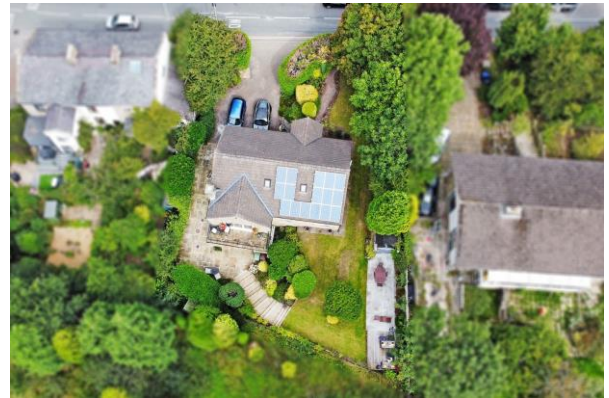


Outside

Sweeping stone walling to the front with mature trees and bushes adding to the privacy. Wrought iron gate opening with meandering paved pathway to the front porch, impressive paved driveway providing off-road parking for several vehicles with further paved area to the side, generous sized integral double garage **[15'02" x 18'05"]** having up-and-over door, power and lighting installed, fitted wall and base units with co-ordinating worktop, plumbing for washing machine, space for tumble dryer, wall mounted combination boiler. Opening through into further storage area with filtered spring-water tank, further storage areas suitable for a variety of uses.

Fabulous landscaped gardens envelop the property to the front, side and rear with undulating lawns, paved patio areas, well-stocked mature flower / shrub borders. Screened for privacy by mature trees, hedges and timber fencing to the perimeter.





Tenure : Freehold

Energy Performance Certificate Rating : TBC

Council Tax Band : F

Approximate Square Footage : 2,968 SqFt / 275 SqM

Services :

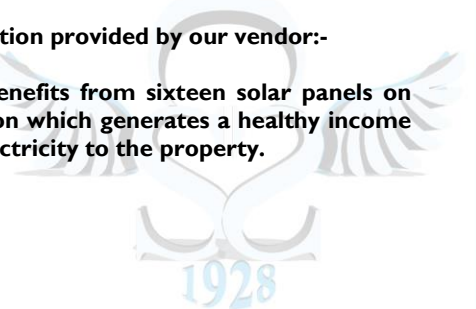
Mains supplies of gas and electricity. Water is supplied by a private spring and filtered tank.

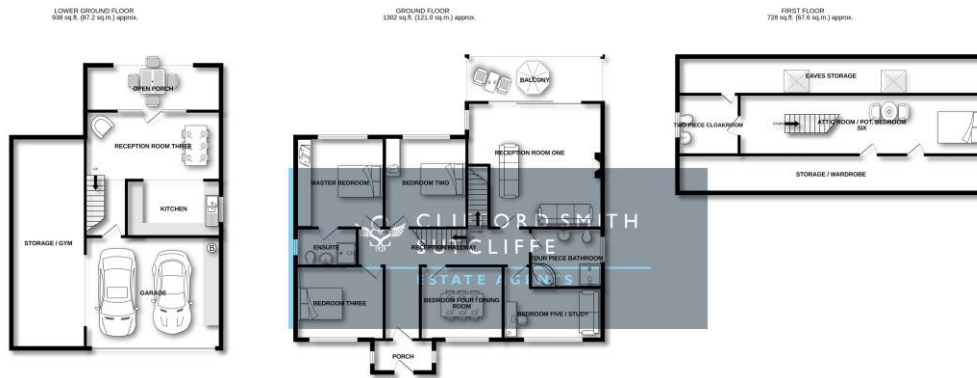
Viewing :

By appointment with our Burnley office.

Further information provided by our vendor:-

The property benefits from sixteen solar panels on the rear elevation which generates a healthy income and provides electricity to the property.





FIVE / SIX BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2968 sq.ft. (275.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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