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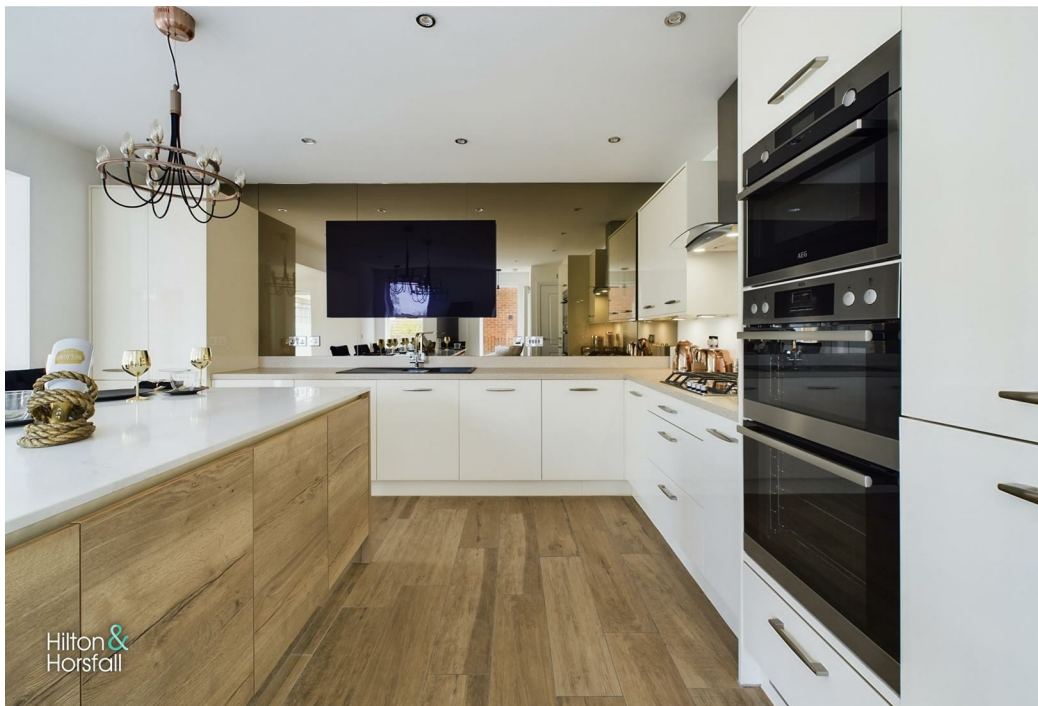
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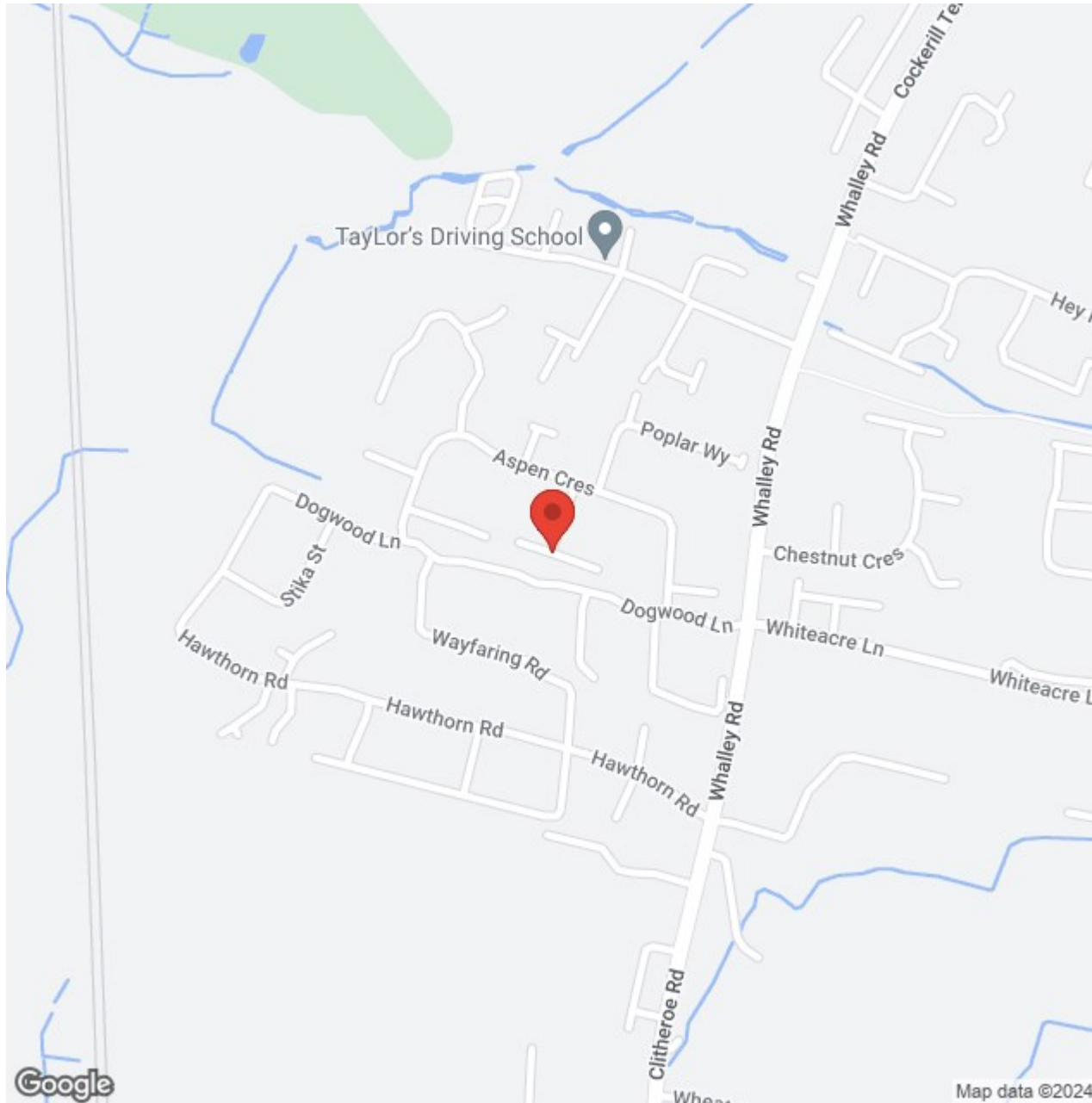
## Ivy Bank, Barrow, Clitheroe

Asking Price £475,000

- Ribble Valley • Fitted bespoke kitchen with exclusive garden room • Four Bedrooms • En-suite & House Bathroom • Resin Driveway • Detached Garage

This stunning four-bedroom detached home occupies a prime corner plot and showcases a sophisticated exterior with an exceptionally high standard of interior enhancement by the current owner. Affording many noteworthy features throughout and briefly comprising of: a welcoming entrance hallway, useful ground floor w.c, family sized living room, beautifully presented bespoke fitted breakfast kitchen benefitting from AEG appliances and an exclusive garden room. To the first floor / landing you will find four well proportioned bedrooms with the master having an en-suite shower room and a modern three piece bathroom suite. Externally you will find an expansive resin driveway and detached garage offering ample parking space. To the rear there is an enclosed garden that offers a private outdoor retreat, perfect for relaxation or entertaining. Situated in a highly desirable area of the Ribble Valley, early viewings are highly advised to avoid disappointment.







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# Lancashire

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## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE HALLWAY

This entrance hallway serves as the welcoming point of the home, efficiently linking multiple areas including the living room, a convenient ground floor WC, and the integrated breakfast kitchen and garden room. Additionally, the staircase provides access to the first-floor landing, ensuring smooth flow throughout the home. The hall is characterized by its bright, polished tile flooring and a neutral color palette, enhancing the open and airy feel while facilitating easy navigation between the various sections of the house.

### LIVING ROOM 16'2" x 11'3" (4.95m x 3.43m)

This stylish living room masterfully blends contemporary design with classic architectural elements, highlighted by large windows that bathe the space in natural light. The room is framed by an elegant curve and deep, plush window treatments that enhance its luxurious feel. Distinctive features like a dramatic chandelier and a unique geometric mirror accentuate the high ceilings and add a touch of modern sophistication. With ample space for a generous seating arrangement and entertainment system, the room is perfectly configured for both relaxation and social gatherings. Soft, neutral carpeting adds warmth to the room, making it an inviting canvas ready for new homeowners to personalize with their style.

### DINING KITCHEN 27'2" x 19'6" (max dims) (8.29m x 5.95m (max dims))

A stunning fitted breakfast kitchen offering a range of fitted wall and base units with contrasting work tops and a centre island with granite worktops and space for barstools with under counter LED spotlights, integrated fridge / freezer, double dishwasher, AEG double oven and microwave, AEG 4 ring gas hob with chrome extractor hood, mirrored splash back, television point, Rangemaster inset sink with chrome mixer tap, tiled flooring, wall mounted modern radiator and recessed LED spotlights. The room also features a contemporary gas stove, adding warmth and style. For additional convenience, there is a handy storage cupboard accessing a utility space with plumbing for a washing machine and space for a tumble dryer. Open to the garden room, creating a seamless flow between indoor and outdoor spaces, ideal for entertaining and relaxing.

### GARDEN ROOM 27'2" x 19'6" (max dims) (8.29m x 5.95m (max dims))

This garden room, open-plan to the breakfast kitchen, is designed to maximize the connection between indoor comfort and outdoor beauty. Flooded with natural light from large French doors, the space affords panoramic views of the garden. It features a high ceiling from which modern pendant lights gracefully suspend, enhancing the room's contemporary feel. The layout accommodates ample space for plush sectional sofas and a stylish coffee table, making it ideal for relaxation or entertaining. This versatile room combines aesthetic appeal with functional design, providing a luxurious yet practical living space. Having the added benefit of underfloor heating and tiled flooring.

## CLOAKS / WC

A useful ground floor w.c comprising of: tiled flooring, push button w.c., wall mounted sink with chrome mixer tap, cast iron radiator, recessed LED spotlights, half panelled mirrored walls and uPVC double glazed frosted window to the front elevation.

## FIRST FLOOR / LANDING

On the first floor / landing you will find:

### MASTER BEDROOM 14'2" x 10'8" (4.32m x 3.27m)

This spacious master bedroom is a showcase of sophistication, featuring a large bed with a plush headboard that extends to a commanding height, complemented by sumptuous textiles and neutral tones. Having a full length mirrored feature wall, cast iron radiator, uPVC double glazed bay front windows with automated electric blinds and access to a private en-suite shower room, promising convenience and privacy.

### EN-SUITE SHOWER ROOM

This en-suite shower room showcases a modern aesthetic with a neutral color palette and high-quality finishes. It features a sleek, glass-enclosed double shower complemented by stylish tiles. A contemporary wall-mounted wash basin with modern fixtures is positioned adjacent to a low-level push-button WC, adding practicality and convenience. The space is also equipped with a polished chrome heated towel rail, enhancing comfort, shaving point, air extraction fan and recessed LED spotlights. A well-placed mirror extends the sense of light and space, creating a functional and visually appealing en-suite that seamlessly serves the master bedroom.

### BEDROOM TWO 12'0" x 9'9" (3.67m x 2.98m)

This bedroom exudes elegance and comfort, creating a serene sanctuary. It features a plush king-sized bed with a luxurious upholstered headboard against a soothing neutral backdrop, enhancing the tranquil atmosphere. Having double proportions, cast iron radiator and uPVC double glazed window to the rear elevation with automated electric blinds.

### BEDROOM THREE 7'9" x 9'3" (2.37m x 2.84m)

This elegant bedroom combines contemporary design with luxurious comfort, featuring a statement wall. A bedroom of double proportions with a cast iron radiator, uPVC double glazed window to the rear elevation with automated electric blinds.

### BEDROOM FOUR 7'1" x 8'3" (2.18m x 2.53m)

This sophisticated space, currently utilised as a dressing room, exudes a blend of modern elegance and classic charm which could fit a bed and wardrobe. Having a cast iron radiator and uPVC double glazed window to the front elevation with automated electric blinds.

## BATHROOM

This first-floor bathroom seamlessly blends modern functionality with sleek design. The space is efficiently laid out, featuring a full-sized bathtub with an integrated shower and a clear glass screen that keeps the room feeling open and spacious. Neutral tones dominate the room, from the pale grey tiles on the floor to the soft beige tiles in the shower area, creating a calming atmosphere. A pedestal sink adds a touch of elegance without sacrificing practicality, and the small window dressed with a minimalist blind allows for natural light while maintaining privacy. This bathroom offers a clean, contemporary space that is both practical for daily use and is visually appealing.

## REAR GARDEN

The enclosed rear garden of this beautiful Ribble Valley home offers a perfect blend of privacy and style, designed for relaxation and entertainment. The garden features a spacious, well-maintained lawn bordered by a high-quality wooden fence that ensures seclusion. The garden is complemented by a large, paved patio area, ideal for outdoor dining and gatherings, directly accessible from the home through elegant French doors. Strategic planting of decorative topiaries adds a touch of sophistication and greenery to the space, making it an inviting retreat for peaceful afternoons or lively evenings with friends and family. This garden, with its tasteful landscaping and functional design, provides an idyllic outdoor extension to the luxurious living space inside.

### DETACHED GARAGE 18'8" x 9'10" (5.69m x 3.00m)

The detached garage combines functionality with aesthetic charm, with remote up and over electric garage style door. Having full lighting and electrics. Accessed via a resin driveway, which ensures easy accessibility and ample space for maneuvering. This garage is not only practical but also enhances the property's overall appearance, seamlessly integrating with the elegant design of the home while offering the practical benefits of extra space and security.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/wy-bank>

## FIXTURES AND FITTINGS

Please note that the furniture displayed in the photographs is not included in the sale price of the home. However, if you are interested in any pieces, they may be available for purchase through separate negotiation. This provides a unique opportunity to acquire select furnishings that perfectly complement the space, allowing for a seamless transition into your new home.

## PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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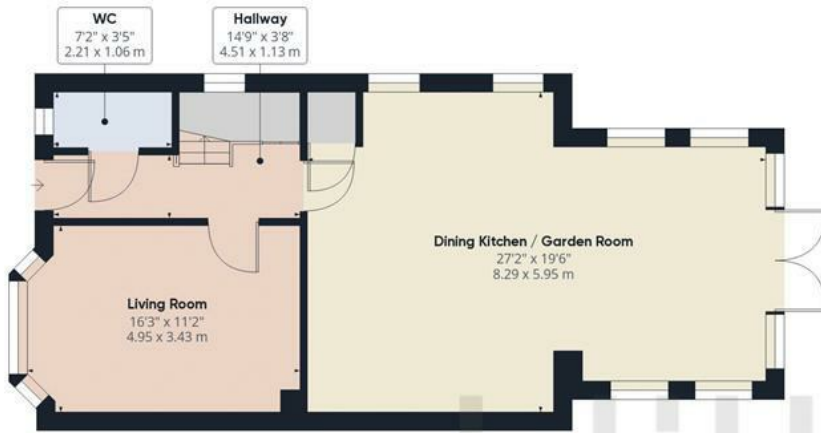


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## OUTSIDE

This exquisite home sits proudly on a corner plot, featuring an elegantly landscaped front garden with artistic topiary and a generous resin driveway leading to a detached garage. The garage complements the traditional brick façade of the house, providing ample space for vehicle storage or additional needs. The front view of the property offers a picturesque scene of the neighborhood, framed by mature trees and well-maintained hedgerows, ensuring privacy while enhancing the serene, suburban aesthetic. This residence merges style, functionality, and a prime location into a perfect family home in a sought-after area.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1481.06 ft<sup>2</sup>  
137.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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