

1 VALLEY VIEW  
GRINDLETON  
BB7 4RP

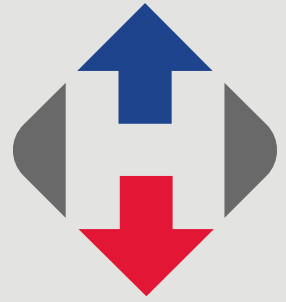
£389,950



- Stunning elevated end quasi semi
- Exceptional quality fittings throughout
- Views toward Pendle Hill
- 2 receptions with feature fireplaces
- 2 double bedrooms with wardrobes
- Stunning 4-piece bathroom
- Garage & patio garden
- 125m<sup>2</sup> (1,345 sq ft) approx. plus garage

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A stunning period gable end property set in an elevated position with views towards Pendle Hill at the front. This beautiful house has been finished to the highest standard throughout with a spacious entrance hall with corner staircase, lounge with bay window and multi-fuel stove, and separate dining room with Esse gas stove and French doors opening to the garden. The bright kitchen has a central island unit with granite worktop and a full wall of fitted units with a range of quality Bosch appliances. Off the kitchen there is a utility room, cloakroom and door to a good-sized garage with electric door. Upstairs there is a spacious landing with excellent view, two double bedrooms, both with fitted wardrobes, and a stunning modern heritage style 4-piece bathroom with freestanding roll top bath and frameless glass shower enclosure.



Outside there is a forecourt front garden and at the rear is a patio garden with well-stocked borders and timber summer house.

Grindleton is a very popular village with surrounding countryside. The Rum Fox restaurant and public house is only a short stroll away, while a good range of local shops can be found in the next village of Chatburn. Viewing is essential.

**LOCATION:** On entering Grindleton from the Chatburn direction, continue straight up the brow and after passing The Rum Fox, the property can be found a little further on, on the left just after Back Lane.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Through half-glazed front door with feature stained glass window.

**ENTRANCE HALLWAY:** With corner staircase off to first floor with wrought iron spindles and balustrade, window on the half-landing, coved cornicing, BT telephone point and wood effect Karndean flooring.

**LOUNGE:** 4.1m x 4.9m (13'3" x 16'0"); with coved cornicing, picture rail, built-in bookshelves set into the alcove, feature fireplace housing cast iron multi-fuel stove sat on marble hearth with oak beam and mantel, square bay window with view towards Pendle Hill, feature wood effect Karndean flooring and television point.

**DINING ROOM:** 4.0m x 4.4m (13'2" x 14'6"); with coved cornicing, feature ceiling-mounted drying rack, original storage cupboard set into alcove, feature fireplace housing Esse cast iron gas stove sat on stone hearth, wall light points, wood effect Karndean flooring and modern PVC glazed French doors opening to rear garden.

**KITCHEN:** 5.5m x 3.1m (18'0" x 10'2"); with a full wall-to-wall range of wood fronted Shaker style units housing a range of high quality Bosch appliances including double oven, plate warming drawer, fridge-freezer, central island unit with solid granite work surface with built-under stainless steel one-and-a-half bowl sink, chrome mixer tap and boiling water tap, 5-ring stainless steel gas hob, integrated dishwasher, tiled floor, outlook across the rear garden, Velux window providing extra light and recessed spotlighting.







**UTILITY ROOM:** 1.8m x 4.2m (5'9" x 13'9"); with a range of wood fronted Shaker style wall and base units with solid granite work surface and under unit lighting, plumbing for a washing machine, PVC door to rear garden, tiled floor, and access door to integral garage.

**CLOAKROOM:** 2-piece white suite comprising a low suite w.c. with push button flush and wall-hung corner wash-hand basin, tiled floor.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With wrought iron spindles and balustrade, picture rail and sash window with views towards Pendle Hill.

**BEDROOM ONE:** 4.3m x 4.7m (14'0" x 15'6"); with two windows to rear elevation with outlooks across the rear garden, coved cornicing and fitted triple wardrobe.

**BEDROOM TWO:** 3.6m x 3.6m (11'8" x 11'8"); with coved cornicing, attractive outlooks towards Pendle Hill and a wall-to-wall fitted range of wardrobes.

**BATHROOM:** A spacious bathroom with a stunning 4-piece heritage style suite with low suite w.c., freestanding roll top bath with stylish floor-mounted chrome mixer tap with handheld showerhead, large vanity wash-hand basin with storage cupboards and drawers under, solid



marble top and splashback and chrome mixer tap and a corner frameless glass shower enclosure with feature brick tiles, thermostatic shower with fixed showerhead. Modern Victorian style cast iron radiator with chrome towel rail, grey wood panel walls to dado height, coved cornicing, wall light points, recessed spotlighting and Karndean flooring.

**OUTSIDE:** To the front of the property is a forecourt front garden with steps up to the front door with gravelled garden areas with feature box hedging and wrought iron railings. There is an INTEGRAL GARAGE measuring 16'3" x 17'1" (5.0m x 5.2m) with electrically operated up-and-over door, power, light and a two bowl stainless steel sink unit with mixer tap.

To the rear there is a lovely, enclosed patio garden with good-sized Indian stone paved patio area, gravelled garden area with raised planting borders and space for flowerpots. There is a TIMBER SUMMERHOUSE, log store, outside lighting and gated access to the rear.

**HEATING:** Gas fired hot water central heating system complemented by double glazing.

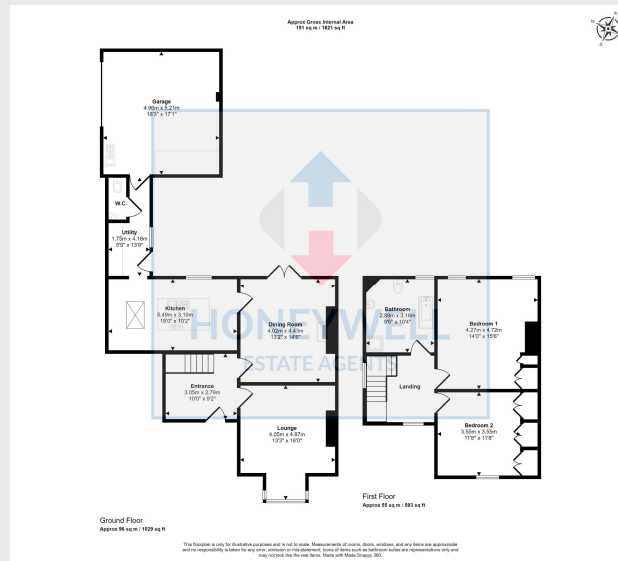
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Freehold.

**COUNCIL TAX BAND D. EPC:** Rating E.







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