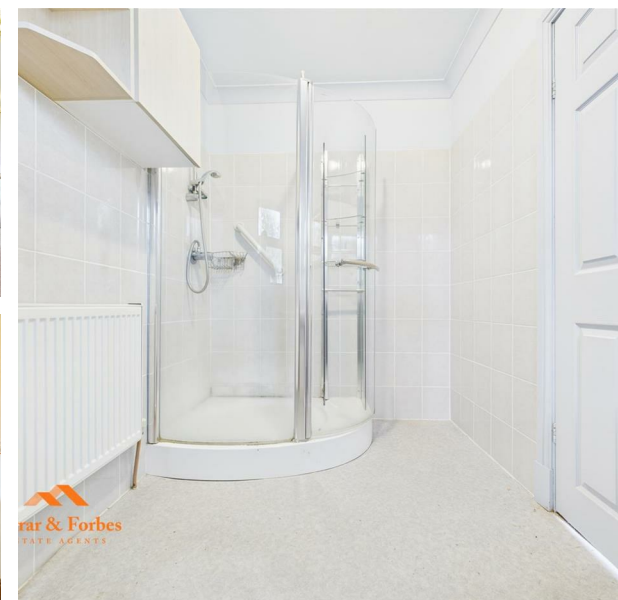


1 Proctor Close, Brierfield, Nelson, BB9 0ES  
Price £395,000





1 Proctor Close, Brierfield, Nelson, BB9 0ES

Price £395,000

Council Tax Band: F

Welcome to this immense detached family home set in a highly desirable location, just moments from Marsden Golf Club and a short drive to Pendle Vale School. With unbelievable potential, this chain-free property offers flexible living across multiple levels, making it perfect for large families or buyers looking to create their dream home.

Step into a welcoming entrance hallway that leads to a light-filled main lounge, complete with a gas fire and panoramic views from the side and rear windows, overlooking the majestic Pendle Hill.

The kitchen is grand in scale, laid out in a horseshoe design with solid wood wall, base, and drawer units, along with integrated appliances. There's plenty of space for a dining area or to completely redesign the layout to suit your vision.

On this level, the main bedroom features fitted wardrobes and a three-piece en-suite (low-level WC, pedestal basin, quadrant shower), with additional space to add a bathtub if desired. Opposite the bedroom is a handy storage room with a separate WC and hand basin.



**Farrar & Forbes**  
ESTATE AGENTS











# Farrar & Forbes

ESTATE AGENTS

Source | Sell | Rent | Manage

1 Arcadia Market Street  
Colne  
Lancashire  
BB8 0HX  
01282 914042  
Info@farrarandforbes.co.uk



Approximate total area<sup>(1)</sup>

261.4 m<sup>2</sup>

Reduced headroom

9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

Floor 2

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |