



Beacon Holme & Little Holme Whalley Road,  
Simonstone

Price £700,000

Two unique properties comprising: Beacon Holme, a 1929 Edwardian style detached house and Little Holme, its detached one-bedroom annexe built in 1993; both south facing within stone walled gardens. Little Holme is separately rated and self-contained. With a full width canopy spanning its double bay frontage and four supporting pillars, Beacon Holme is indeed a distinguished property, so full of character. It has two reception rooms, a kitchen diner, cloakroom, wash house, three double bedrooms, house bathroom and en-suite facilities. The long drive leads to a garage and extensive courtyard parking whilst the gardens are in sun for most of the day. (Beacon Holme 1,794 sq ft/167 sq ft approx. Little Holme 967 sq ft/90 sq m approx. EPC: E).



# Beacon Holme & Little Holme Whalley Road, Simonstone

## Directions

Beacon Holme and Little Holme are located on Whalley Road which runs through the centre of the village, they lie on the corner of Harewood Avenue. Read and Simonstone fall within the Ribble Valley catchment with Clitheroe a typical ten minute car journey away. Access to the M65 motorway is nearby which links many of the East Lancs larger towns.

## Services

Mains supplies of gas, electricity, water and drainage. Beacon Holme has gas central heating from a Biasi condensing combination boiler located in the wash house. Little Holme has gas central heating from a Potterton Promax HE condensing combination boiler located in the garage. Council tax is payable to RVBC. Beacon Holme Band F and Little Holme Band A with annexe discount. Both properties have PVCu double glazed windows and some external doors. Beacon Holme features ornate plaster ceiling cornices and relief work to the walls and ceiling.

The Tenure is Freehold.

## Beacon Holme

Facing south, both Beacon Holme and Little Holme bask in the warmth and light of the passing sun. The front approached over wide stone steps with black and white geometric tiling, an original feature. Glazed doors in the vestibule open to a wide and welcoming hall, a half return spindled staircase rising to the first floor. There are two front facing reception rooms, each with bay windows; an elegant lounge with a feature chimney-piece and a coal effect living flame gas fire. The walls and ceiling have subtle relief plasterwork. The generously proportioned dining room has similar relief work. Combining style and functionality, the excellent fitted kitchen has gloss finish cabinetry paired with quartz counters. There is an under-counter sink with a fluted drainer and a chef's flexible hose mixer tap, all set into a bay window, with a four-seat dining bar. There is a small dishwasher and three waste/recycling bins under the sink unit. Fridge and freezer are integrated and the floor is tiled. The built-in appliances consist of an Neff induction hob beneath a Faber extractor filter, Neff combination oven and conventional oven. Light switch and plug socket covers are in brushed metal and there is also a wine cooler. A rear hall with an external door provides access to a cloakroom/utility comprising low suite wc, pedestal washbasin and a chromed ladder radiator; plumbing for a washing machine is located behind the cupboard doors.

A light and spacious landing connects all the three bedrooms, each one of them a double. The luxurious south facing master has built-in furniture consisting of wardrobes, drawers and dressing table. It has a three-piece en-suite built into the eaves comprising a tiled cubicle with an electric shower, low suite wc and a pedestal washbasin. The doors give access to eaves storage. Bedroom 2, another large double has a vanity washbasin with bedroom 3 a standard double size. The three-piece house bathroom comprises a panelled bath with a mixer tap shower over, low suite wc and a pedestal washbasin.

## Outside

Standing within mainly stone walled gardens, laid with level lawns to front and rear and well tended borders. A tarmac drive leads to a courtyard parking area for multiple vehicles. There is a single integral garage within Little Holme. Trim and well kept, these lovely gardens provide a great place to enjoy the warmer weather.

## Little Holme

The ground floor is to an open plan design with windows on two elevations to capture the passing sunshine in a south easterly orientation. A delightfully spacious room with a stone feature stone chimney-piece and a living flame coal effect gas fire for instant warmth and ambience. French doors open to a patio. The kitchen occupies one corner and consists of fitted base and wall units with gloss finish cabinetry and granite counters/upstands; a Franke under-counter sink with a fluted drainer with a swan neck mixer tap. The built-in cooking appliances consist of an electric oven with an induction hob beneath an extractor filter. The fridge is integrated and a door connects to the garage which has space for further white goods.

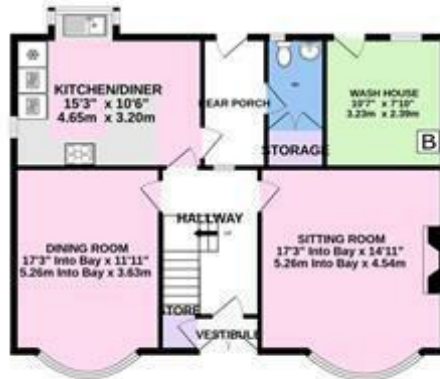
On the first floor you'll discover a rather luxurious bed sitting room which spans both the living room and garage., a spacious area with casement windows on three elevations and two Velux windows. It also has built-in wardrobes. The three-piece bathroom comprises a tiled cubicle with a glass door and a Bristan thermostatic shower, low suite wc and a pedestal washbasin. The walls are part tiled and there is a Velux window.

The integral garage has an electric up-and-over door with a further personnel door to the side.

## Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR



1ST FLOOR



BEACON HOLME AND LITTLE HOLME, WHALLEY ROAD, SIMONSTONE, BB12 7HT

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