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4 Longridge Road, Hurst Green BB7 9QP  
£675,000



Nestled in the idyllic countryside of Hurst Green, this deceptively large bungalow offers flexible living space with a recently built one-bedroom detached annexe. Beyond the well-maintained exterior, step into a thoughtfully designed detached bungalow that exceeds expectations and showcases an array of delightful features. There is ample off-road parking and a large rear garden with lovely open aspects.

The interior unfolds into a spacious haven, highlighted by a large kitchen extension that serves as the heart of the home. This expansive kitchen is not just a culinary space; it's a captivating setting, perfect for entertaining friends and family with French doors leading to the outdoor bar and hot tub area, with space for outdoor seating.

Warmth permeates the living spaces, thanks to multiple log burners strategically placed throughout the residence. Picture cosy evenings by the fireside, in an atmosphere of comfort and relaxation. The large living space further accentuates the home's appeal, providing versatile areas for lounging, dining and making cherished memories.

The internal layout unfolds gracefully, with an entrance porch leading to a central hallway with access to various rooms. Bedroom one, adorned with a beautiful stone fireplace and a working log burner, offers a retreat for slow winter mornings, complemented by an en suite three-piece bathroom. Adjoining bedroom one is bedroom three, currently serving as a dressing room. To the rear of the property, bedroom two effortlessly accommodates a double bed and features full floor-to-ceiling fitted wardrobes. The family three-piece shower room, with its airing cupboard and frosted window, completes this wing of the home.

The large open lounge, once a combined lounge and dining area, features a stunning stone fireplace with a multi-burning stove and a U-shaped staircase leading to first-floor attic rooms. A large bay window bathes the space in natural light. The lounge seamlessly transitions into the kitchen and vaulted extension, creating an exceptional space for entertaining. The kitchen area is equipped with base and eye-level units, a breakfast bar, a range of fitted appliances, LED spotlighting and a tiled floor.

The vaulted lounge area, with its own log-burning stove, opens onto the rear decking area through French uPVC double-glazed doors. The outdoor entertainment space extends to a large bar area with overhead cover and a railed hot tub space. Beyond the decking lies a sprawling lawn with mature borders, stone paths leading to storage sheds and a large polytunnel at the end of the garden.

Externally, the front and side driveways provide ample off-road parking for multiple cars; the driveways lead to the recently built one-bedroom annexe. This modern space boasts an open-plan living and kitchen area with fitted appliances, vaulted steel ceilings which create a sense of spaciousness, a log-burning stove and a bedroom area with French uPVC double-glazed doors opening onto a private decking area. This meticulously crafted annexe offers versatile living options, catering to potential aging parents or commercial guest house prospects.

Positioned between popular the towns of Clitheroe and Longridge, both of which offer amenities such as supermarkets, local shops, bars and eateries. The renowned private school Stonyhurst lies on the outskirts of Hurst Green and Clitheroe Grammar School and Longridge High School are both only a short bus ride away.

For all enquiries, please contact our Whalley office on 01254 828 810.

## Services

LPG fired central heating with buried tank under front driveway. Calor gas supplying annexe, mains water, mains drains, mains electricity.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band E.

## Viewings

Strictly by appointment only.

## Office Hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

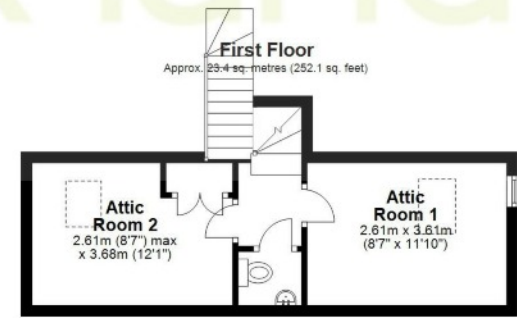
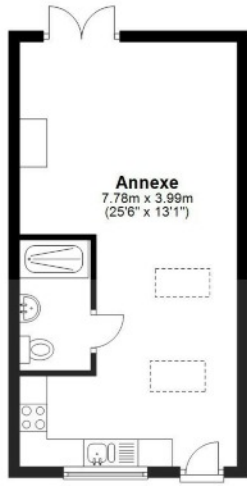
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





**Ground Floor**  
Approx. 146.1 sq. metres (1572.8 sq. feet)



Total area: approx. 169.5 sq. metres (1824.9 sq. feet)





