



White Carr is a superb detached family home, combining exceptional living accommodation with stunning panoramic views. The property has been tastefully extended and upgraded in recent years and now comprises four bedrooms, three reception rooms, two bathrooms, a double garage, wine cellar, office and superior kitchen; it boasts high-quality fittings throughout. Externally, it is surrounded by sizeable private grounds with double gated driveway, beautifully kept gardens and patio areas and a greenhouse; there is the added benefit of ample parking.

Private yet within easy reach of Preston, Blackburn and Clitheroe, the property is close to both the A59 and the M6 motorway. It also ideally located for Preston station, with regular routes to Manchester, London, Glasgow and Edinburgh.

The welcoming entrance porch opens into the large entrance hallway, with a staircase to first floor; doors lead into the downstairs WC, cloakroom, snug, dining room, kitchen / diner and formal lounge. The entrance hall also opens up to a pleasant seating area, with large aluminium-framed sliding doors to the rear patio.

The formal lounge is tastefully decorated with feature open fireplace with marble surround, a deep bay window to the rear with bench seating and decorative wall panelling and coving. The snug is the smallest of the reception rooms, a perfect space for cold evenings with its inset log burning stove with marble surround, alcove book shelves, ceiling coving and large bay window to the front. Adjoining the snug is the dining room, also with a large bay window and boasting decorative ceiling coving and doors to the entrance hall and kitchen diner. The kitchen / diner has been masterfully created, finished in 2018 by Frank Cooper Kitchens. It features underfloor heating, tiled floor coverings and a beautifully finished extension with aluminium framed floor-to-ceiling windows and sliding doors to the front. This space is guaranteed to impress, boasting a range of base and eye-level units, marble worktops, a large central island with inset electric Aga and a large range of integrated appliances throughout. Off the kitchen is a small pantry cupboard and a door into an inner hallway, with another door leading to the large utility room and open access into the double garage.

The double garage is externally accessed via a large electric up-and-over door and has ample space for multiple cars as well as a coal store, portioned office room and a hatch door to the wine cellar. The utility room has base-level units, with sink and plumbing for a washer / dryer and an external door to the rear; it also houses the single oil boiler and hot water cylinders.

On the first floor, there is a large landing area with access into four double bedrooms, a family bathroom and en suite through the principal bedroom. Bedroom one is a commanding space, with dual windows providing magnificent views to the rear, split open access to a good sized dressing area and a door to the four-piece en suite with tiled walls and floor, his and hers sink with surrounding vanity units, tiled bath, dual flush WC and rainfall shower. The family bathroom is of an equally high standard with matching amenities.

Externally, the property boasts a fabulous plot stretching to approximately .8 of an acre with fantastic open, countryside views to the front and rear. Consisting of well manicured lawns, multiple seating and patio areas, mature borders and flower beds, lean too greenhouse which functions as summer house and sweeping driveway to the front with double gated access and parking for multiple cars, early viewing is advised to appreciate what this gloriously green space has to offer.

The popular villages of Whalley and Wiswell are around a 15-minute drive away. Whalley boasts many amenities, including popular restaurants, boutique shops, delicatessens and a health centre; Wiswell is home to the renowned Freemasons' Arms. The market town of Clitheroe is a 20-minute drive away and its amenities include a Booths' supermarket and many cafés and restaurants. Both Clitheroe and Whalley have a train station, with direct hourly services to Manchester Victoria. Clitheroe is located close to the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB) providing spectacular scenery and many walking and cycling routes.

Services

Drainage to water treatment plant, mains electric, mains water, oil fired central heating, solar panels.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

D (56).

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



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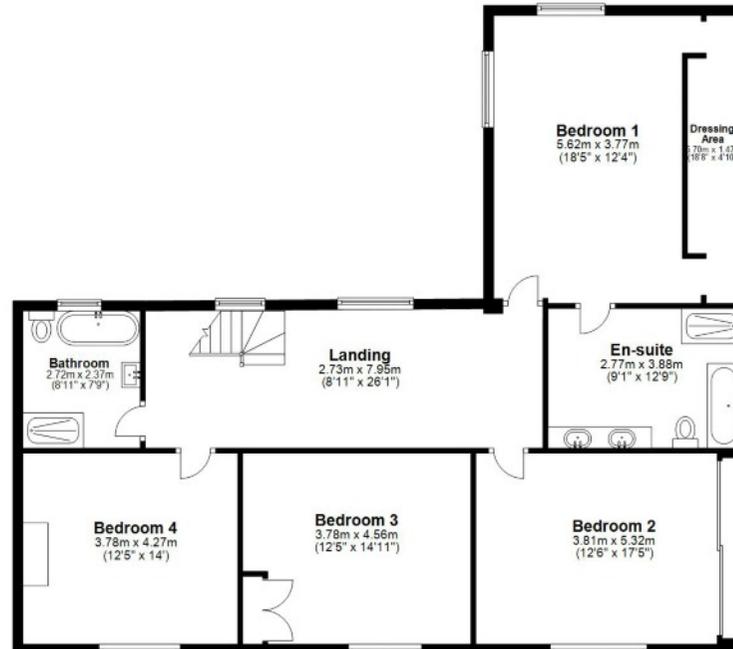
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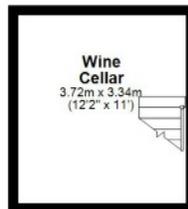
Ground Floor
Approx. 255.9 sq. metres (2754.4 sq. feet)



First Floor
Approx. 124.0 sq. metres (1335.0 sq. feet)



Basement
Approx. 12.4 sq. metres (133.9 sq. feet)

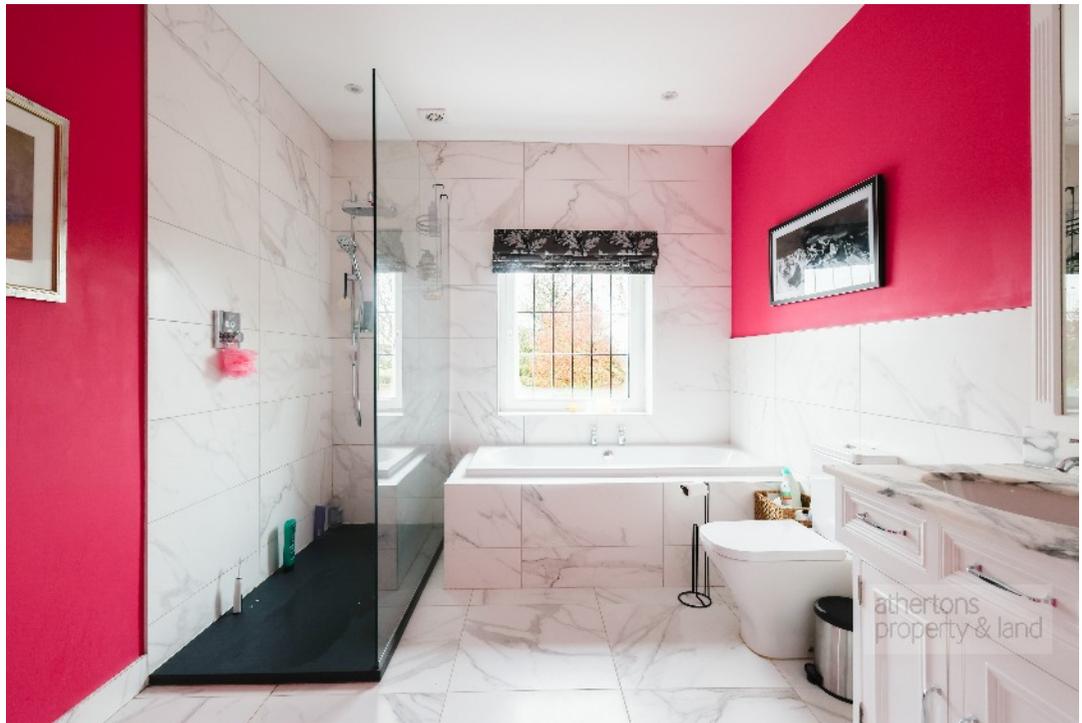


Total area: approx. 392.4 sq. metres (4223.3 sq. feet)



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GROUP*

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Area: 0.81 acres (3278.73 m²)

Promap
LANDMARK INFORMATION GROUP*

Clare Cottage

White Carr

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meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

specialists in the sale and purchase of homes and land throughout the North West