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property & land tel. 01254 828810

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Parkfield, Harwood Lane, Great Harwood BB6 7SN  
**£450,000**





A mature detached house built in 1903 which has been extended into the loft space to provide large family accommodation across four floors with three reception rooms, three bedrooms + attic room, detached double garage and ample parking. The house is set on a generous plot in this sought-after area of Great Harwood with elevated views across Hyndburn and in walking distance to local schools, shops and a vibrant town centre as well as access to the M65 under a 10 minute drive.

This property is filled with character throughout boasting high ceilings with decorative coving, cast iron radiators, picture rails and high skirtings yet still enjoying modern features such as Upvc double glazed windows throughout and a Sarah Wright bespoke kitchen. The property briefly comprises of Ground Floor; entrance porch, entrance hall, lounge, dining room, living room, downstairs wc, kitchen/diner and outhouse/utility area. Basement level; cellar. First Floor; Landing, bedrooms one, two and three, family bathroom. Second Floor; landing area, attic room.

Externally the house is elevated above the town with a large driveway providing ample parking and a detached double garage. Front and side lawned gardens lead to the stone paved rear garden with ample patio areas, lawn gardens and fruit trees. To the front mature shrubs and trees surrounding a further parking to the side with potential to extend the garden even further. If you are looking for a large period family house with character and style this is the house for you!

Internally you are greeted by a glazed entrance porch with original tiled flooring which opens into spacious entrance hallway with cast iron radiator, part tiled floors, staircase to first floor and under stair staircase to the cellar and access into the downstairs wc with wc and corner wash basin. The entrance hall provides access into all three reception rooms and kitchen/diner. To the front of the property is the lounge and dining room with the lounge adorning bay window, arched side window and brick fireplace with inset gas fire. The dining room is a beautifully finished room with half painted walls to low picture rail, brick fireplace and low cast iron radiator.

To the rear of the ground floor is the living room with dual aspect windows to the rear garden, Woodwarm log-burning stove with stone hearth and Oak mantle. Also off the hallway to the rear is the kitchen/diner boasting a bespoke Sarah Wright kitchen including base and eye level units with complementary worktops, Neff 5 ring gas hob, Neff double oven, space for a fridge/freezer, space for dining table, tiled flooring and french upvc double glazed doors onto rear patio. The utility area is accessed externally with plumbing for washer/dryer, base level units with inset sink and ample storage space.

To the first floor there is a bright and airy landing area with access into the three bedrooms, staircase to second floor and 4pc family bathroom with extra large bath and separate shower cubicle. All bedrooms are comfortable, stylish double bedrooms with bedroom one enjoying beamed ceilings, dual aspect windows, cast iron radiators with fantastic views to the front. Bedroom two hosts a good sized under stair wardrobe cupboard, wash basin with below storage and views towards Pendle Hill.

The second floor is accessed via a steep staircase off the landing into a small landing area with door into a good sized attic room with window to the front and decorative fireplace - a fantastic space for a teenage den.

Externally the property continues to excel and boasts stunning gardens that wrap around the property from the front, both sides and the rear on this large corner plot. The garden areas are made up of stone flagged and lawned areas, mature trees and hedgerows, planting areas with stone and flagged pathways leading around the property. A wide driveway with enough parking leads to the property and detached, brick and stone construction double garage with double up and over door, mezzanine storage and window to the side. The gardens must be viewed in person to appreciate this extremely private, inviting area. To the side of the property is additional parking which could be used to extend the garden space even further.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (62).

## Council Tax

Band F.

## 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

## Athertons Website

To view our available properties please open your camera app on your smart phone and scan the below QR code.





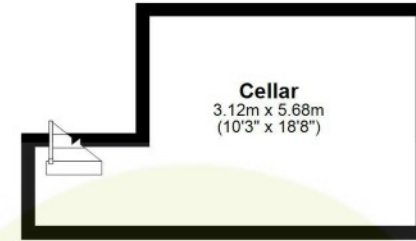








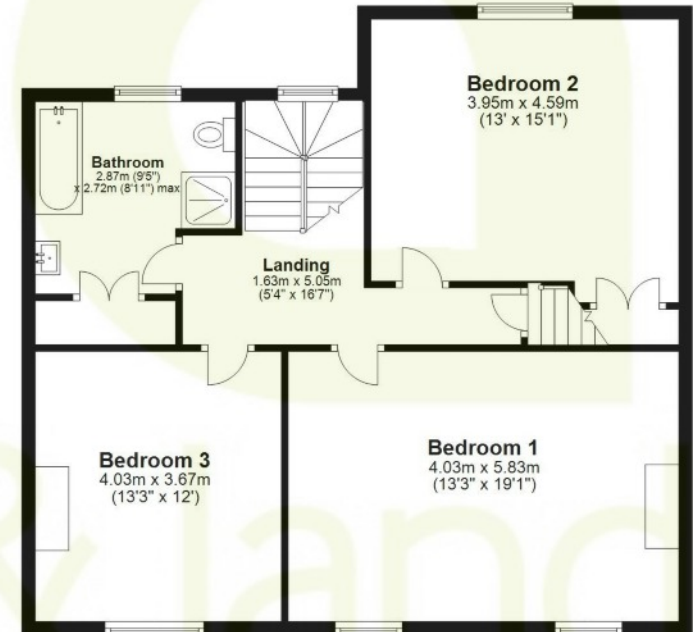
**Basement**  
Approx. 13.9 sq. metres (150.1 sq. feet)



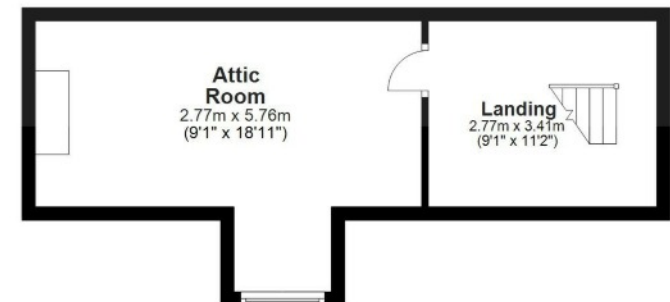
**Ground Floor**  
Approx. 127.7 sq. metres (1374.3 sq. feet)



**First Floor**  
Approx. 78.9 sq. metres (849.3 sq. feet)



**Second Floor**  
Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 248.0 sq. metres (2669.7 sq. feet)









