





Suiting a variety of buyers are these 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.

The properties propose an exciting opportunity for an extensive assortment of buyers looking for a four bedroom property stretched over two detached dwellings or auxiliary accommodation for relative or guest house. The long drive leads to a garage and extensive courtyard parking whilst the gardens are in sun for most of the day.

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.

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.

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.

(Beacon Holme 1,794 sq ft/167 sq m approx - Little Holme 967 sq ft/90 sq m approx).

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band F.

### Energy Rating (EPC)

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 (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.

# Beacon Holme

Approximate Gross Internal Area : 166.65 sq m / 1793.80 sq ft



Ground Floor



First Floor

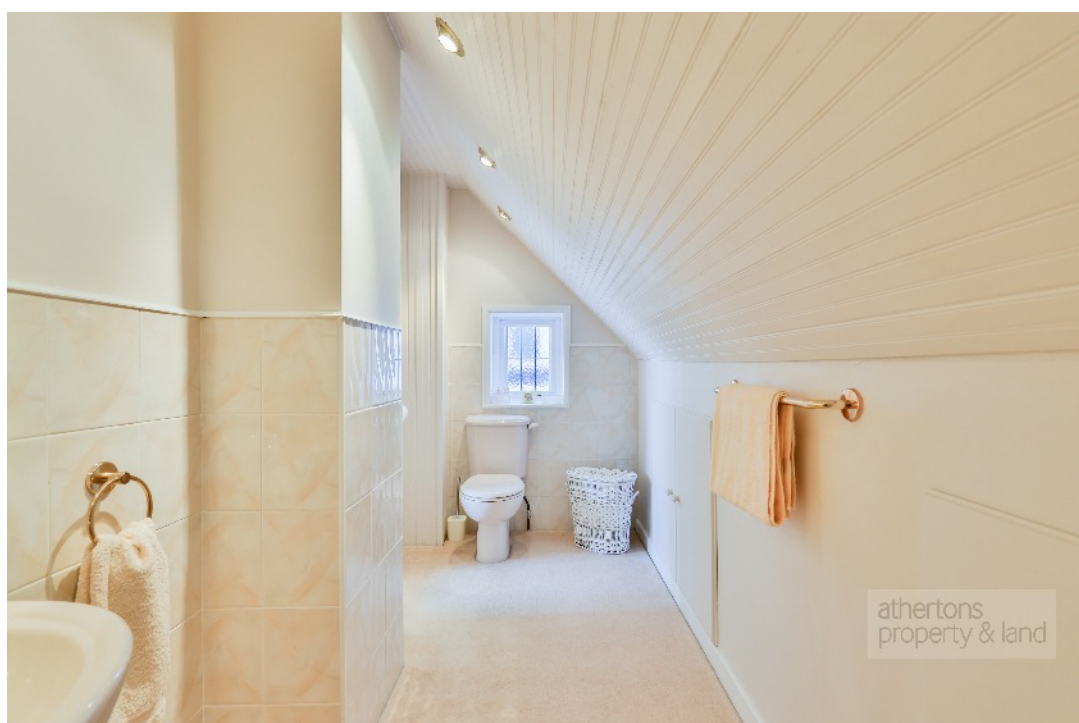


























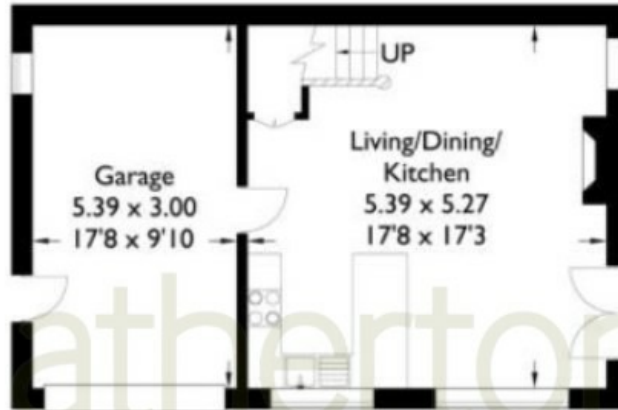
# Little Holme

Garage : 16.17 sq m / 174.05 sq ft

Annex : 89.82 sq m / 966.81 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Annex/Garage  
Ground Floor



Annex/Garage  
First Floor















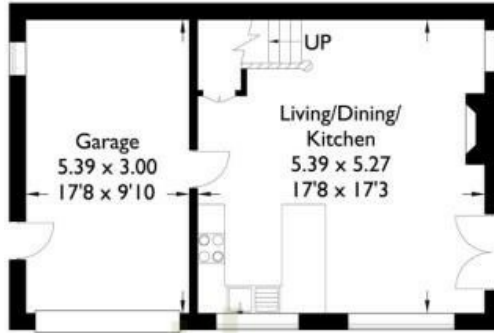
Approximate Gross Internal Area : 166.65 sq m / 1793.80 sq ft

Garage : 16.17 sq m / 174.05 sq ft

Annex : 89.82 sq m / 966.81 sq ft

Total : 272.64 sq m / 2934.67 sq ft

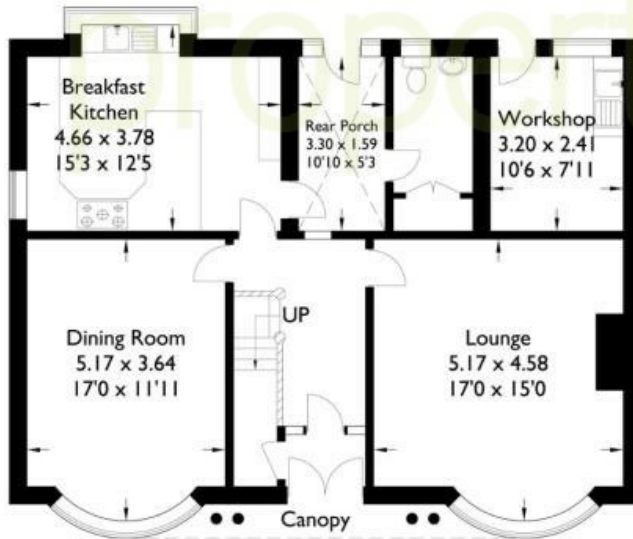
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Annex/Garage  
Ground Floor



Annex/Garage  
First Floor



Ground Floor



First Floor



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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



# meet the team



John Atherton MRICS  
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Meet & Greet Team