



Occupying a raised and secluded position along the desirable Cliffe Lane in Great Harwood, this beautifully refurbished detached period bungalow blends timeless early 20th-century architecture with elegant modern upgrades and landscaped outdoor living. Lovingly renovated by its current owners in 2020, the home boasts high ceilings, arched doorways, decorative coving, and a wealth of retained original features—offering a rare combination of charm, space, and comfort in a private yet highly accessible setting.

Set well back from the road, the property enjoys a commanding frontage and is approached via a single block-paved driveway that opens to a generous parking area for up to five vehicles. It is framed by a walled and planted border, with gated side access leading through to the expansive rear garden—one of the home's true highlights. This remarkable outdoor space features meticulously landscaped lawns, a charming woodland area, and a refurbished summerhouse with fully fitted garden rooms. A detached extended garage, currently used as a well-lit workshop with electric roller door and three large Upvc double glazed windows add further flexibility - ideal for creative pursuits, leisure, or potential to create annexed accommodation subject to the necessary planning permissions.

Significant improvements have been carried out in recent years, including new uPVC windows and doors, a new boiler, updated flooring, solid oak internal doors, and a full overhaul of the roof. This home is truly turnkey-ready while still offering scope for future personalisation.

Inside, the home opens via an entrance vestibule and glazed internal door into an impressive L-shaped reception hallway, where the sense of scale and character is immediately felt. To the front, a spacious lounge is filled with natural light thanks to dual-aspect windows, including a large bay that overlooks the front garden. A high mantle fireplace provides a striking focal point, while the room's tall ceilings enhance the feeling of openness and elegance. Two well-proportioned double bedrooms are also located on the ground floor, both offering generous dimensions and timeless styling.

To the rear, the kitchen is both functional and inviting. It is fitted with a range of wall and base units and features a Stoves 'Rangemaster-style' induction hob, four-drawer oven, American-style fridge/freezer, laminate worktops with upstands, tiled splashbacks, and an inset stainless steel sink—all enjoying tranquil views over the garden. Adjoining the kitchen is a bright and airy dining room, complete with a central marble fireplace and electric fire. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living—ideal for entertaining or quiet summer evenings.

The ground-floor bathroom is a luxurious four-piece suite, comprising a jet spa Jacuzzi bath, separate shower cubicle, WC, and pedestal wash basin—combining everyday practicality with indulgent comfort.

Upstairs, the converted first-floor bedroom includes a private three-piece en-suite shower room, making it ideal as a guest suite, a peaceful home office, or a private retreat for older children.

Externally, the grounds are a standout feature. The rear garden is an expansive and beautifully maintained haven, with mature planting, defined seating areas, manicured lawns, and an enchanting woodland section to the rear. The refurbished summerhouse and additional outbuildings elevate the space from picturesque to purposeful—ideal for year-round enjoyment, home working, guest accommodation, or simply soaking in the peace and privacy.

Great Harwood is a thriving market town on the edge of the Ribble Valley, offering a great mix of countryside charm and everyday convenience. With scenic walks, local parks, independent shops, and a strong sense of community, it's ideal for families and professionals alike. Excellent transport links and good local schools make it a popular choice for those seeking a well-connected, friendly place to call home.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band D.

## 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 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## 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.

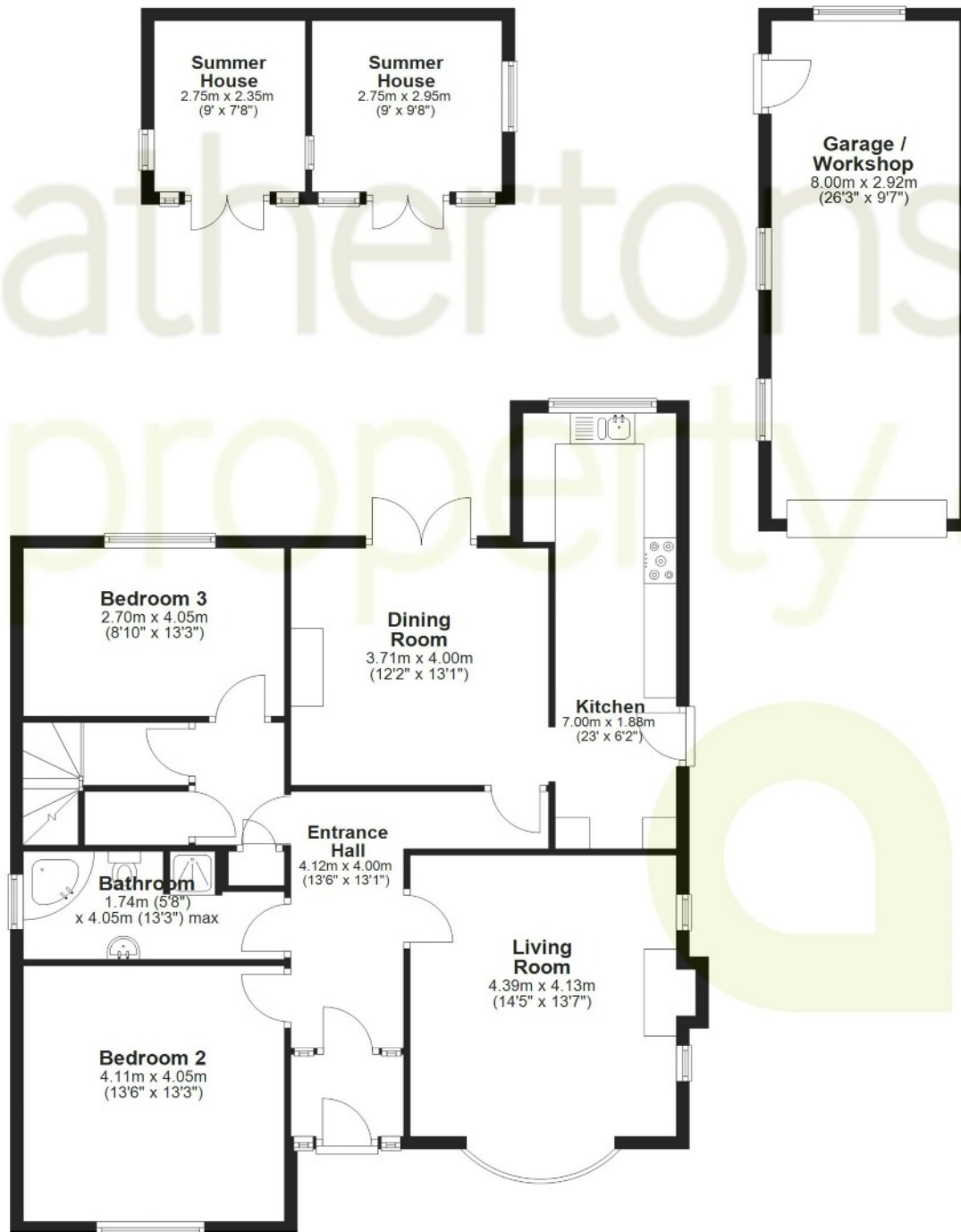
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility 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

Main area: approx. 105.5 sq. metres (1135.6 sq. feet)  
Plus outbuildings, approx. 36.2 sq. metres (411.2 sq. feet)



## First Floor

Approx. 21.8 sq. metres (234.3 sq. feet)



Main area: Approx. 127.3 sq. metres (1370.0 sq. feet)

Plus outbuildings, approx. 36.2 sq. metres (411.2 sq. feet)







