

Property Details

Denehill, Whalley Road, Padiham,
Burnley, Lancashire, BB12 8JX

OIRO £420,000



Property Photos

Denehill, Whalley Road, Padiham, Burnley, Lancashire, BB12 8JX

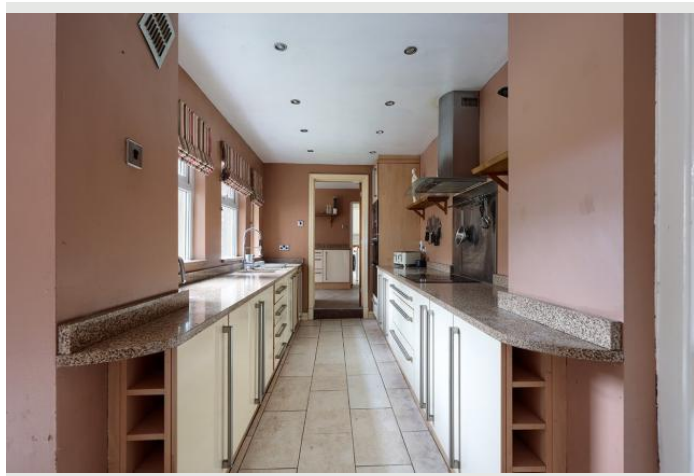


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17/12/2025

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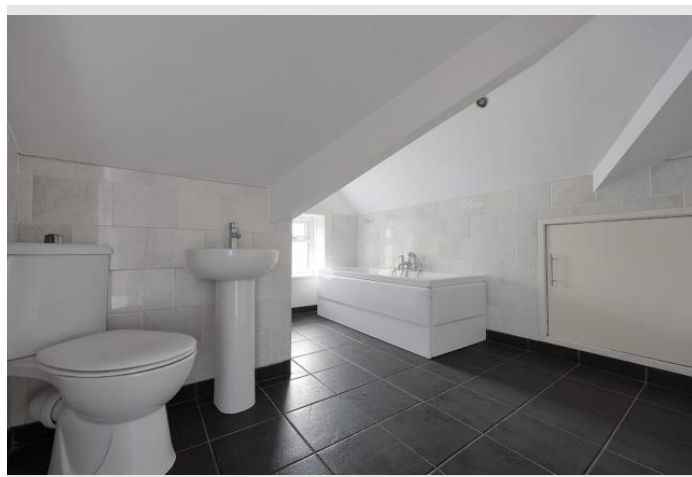
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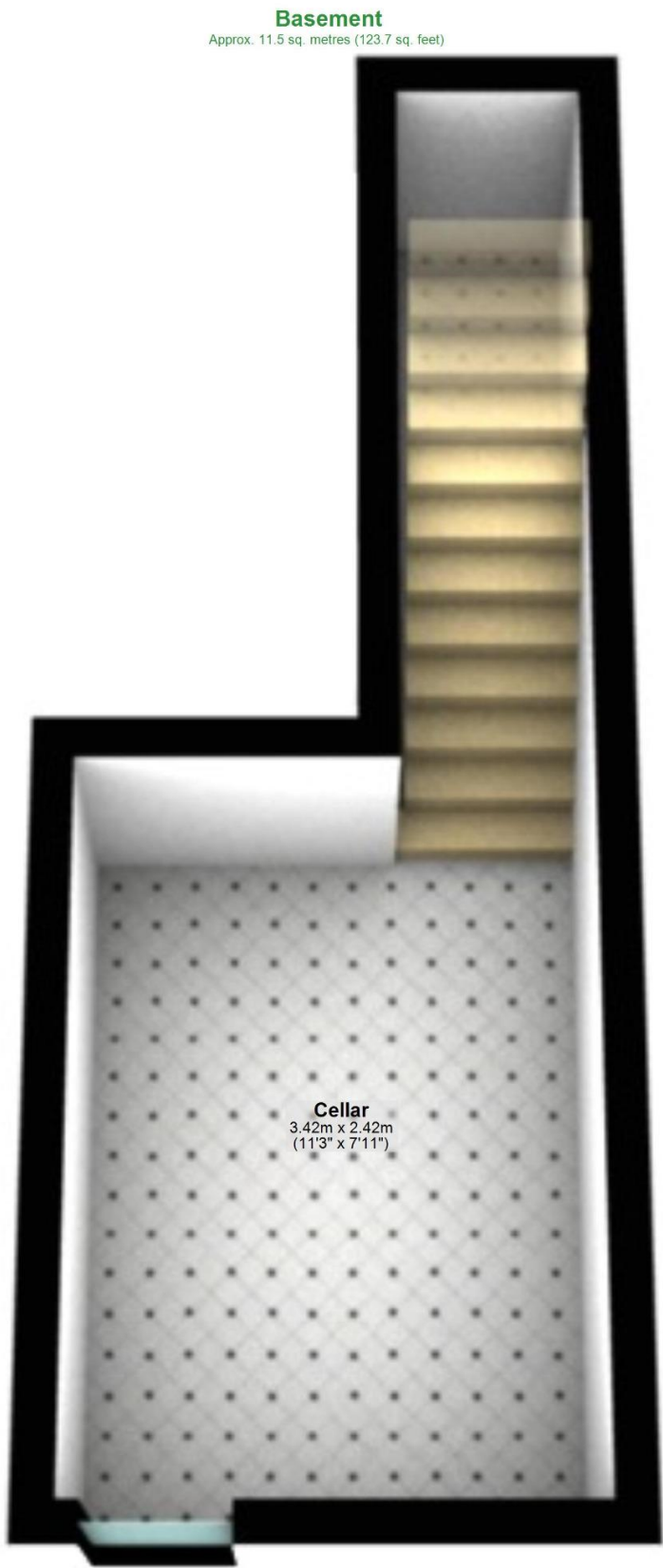


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Property Floor Plans

Denehill, Whalley Road, Padiham, Burnley, Lancashire, BB12 8JX

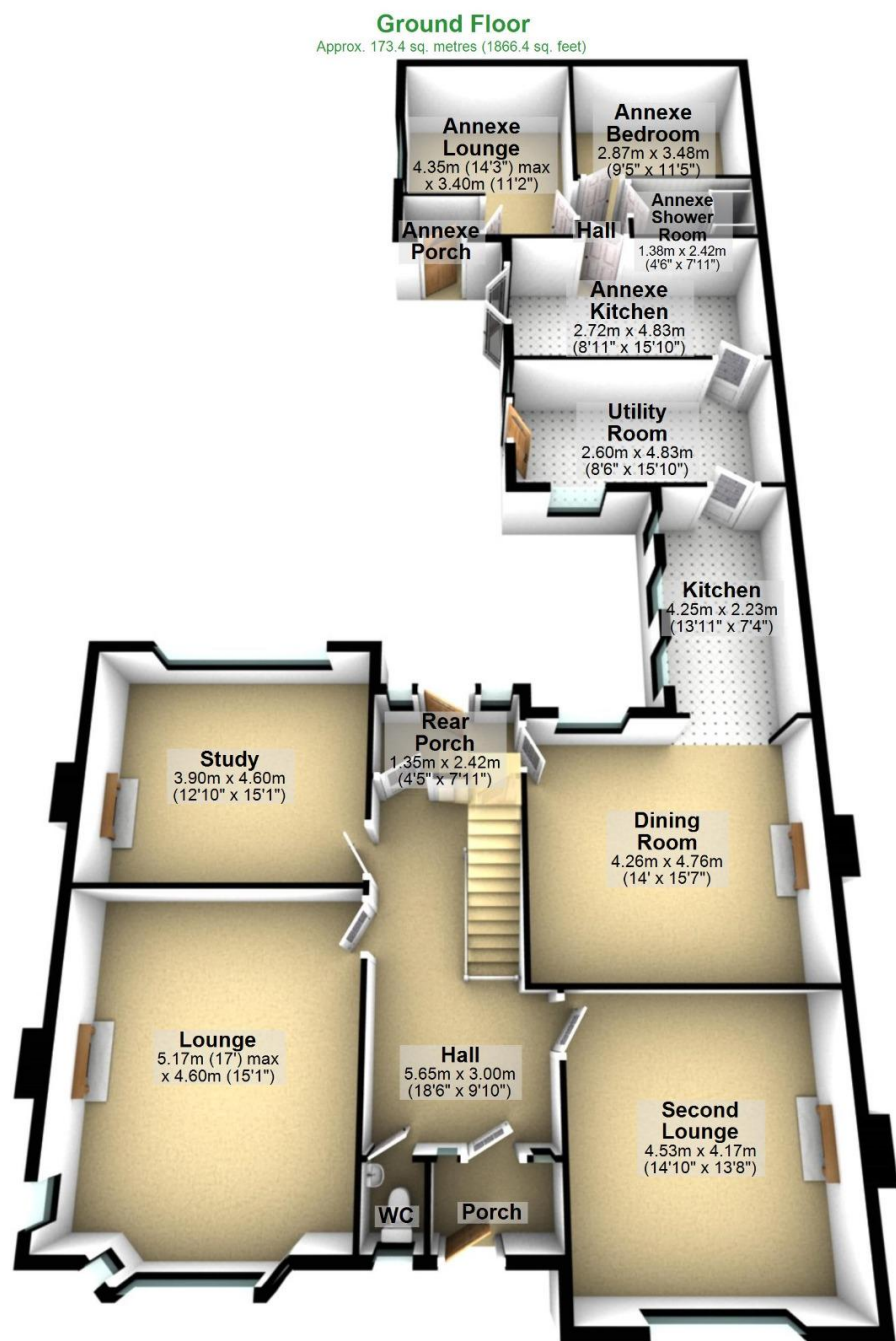


Total area: approx. 365.2 sq. metres (3931.4 sq. feet)

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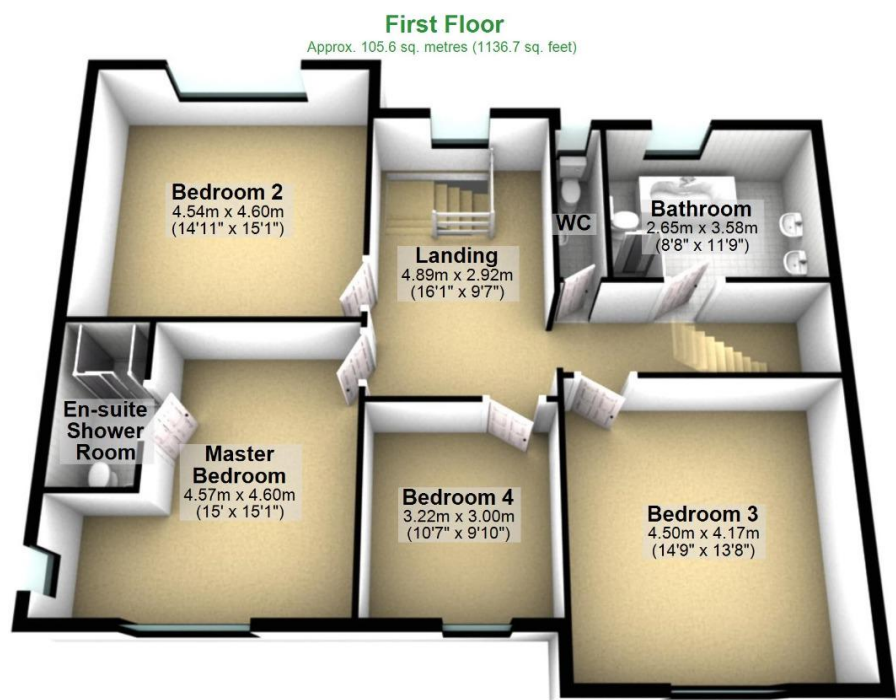
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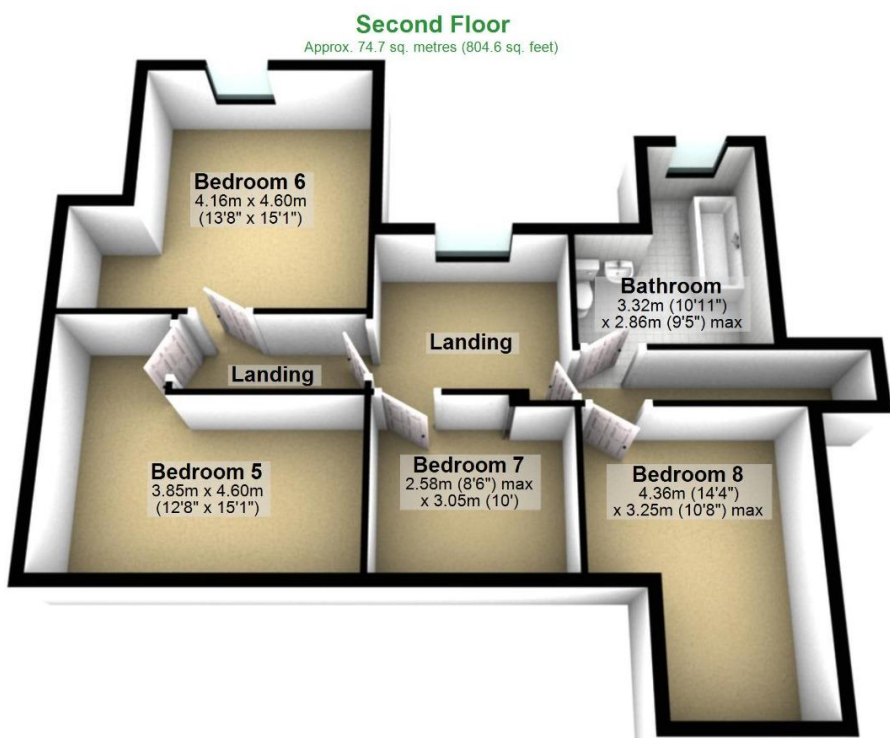
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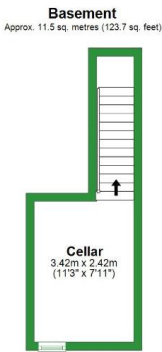
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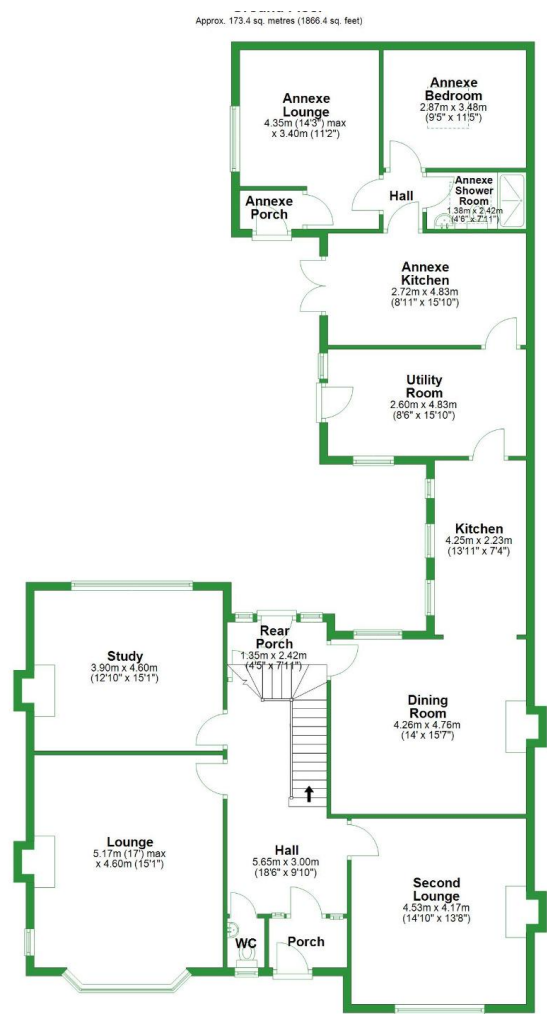
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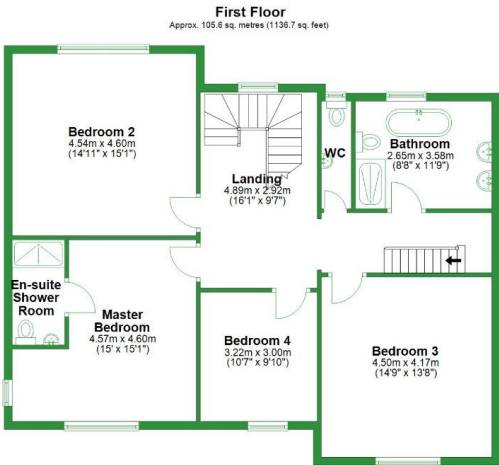
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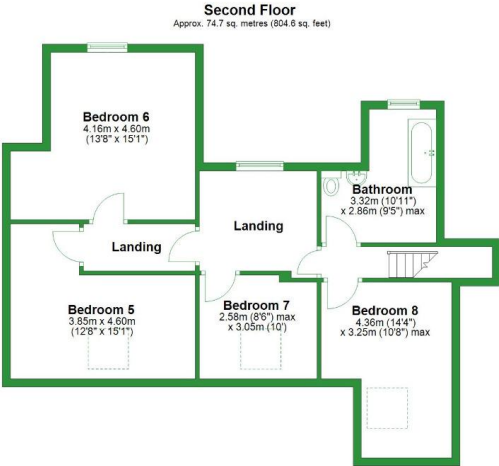
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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
9
Bathroom
4
Receptions
5
Tenure Type
Leasehold
Floor Area
3931.4
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
7.5
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2903-10-29

Price Qualifier

OIRO

Price

£420,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

Denehill, Whalley Road, Padiham, Burnley, Lancashire, BB12 8JX

Feature 1

Spacious Eight Bedroom Property

Feature 2

Separate One Bedroom Annex

Feature 3

Multiple Reception Rooms

Feature 4

Set Across Four Floors

Feature 5

Main Bedroom With En-suite

Feature 6

Seven Further Bedrooms Set Across Two Floors

Feature 7

Convenient Access To Nearby Villages Such As Read, Simonstone And Whalley

Feature 8

Great Location For Transport Links

Property Description

Denehill, Whalley Road, Padiham, Burnley, Lancashire, BB12 8JX

Substantial Eight-Bedroom Residence with One-Bedroom Annex in a Well-Connected Setting

Key Features

- Spacious property set across four floors
- Large rooms with high ceilings throughout
- Multiple reception rooms on the ground floor
- Spacious dining room open into the kitchen with access into the utility room
- Main bedroom with en-suite on the second floor
- Three further bedrooms and a family bathroom on the second floor
- Four additional bedrooms and a bathroom on the third floor
- One-bedroom annexe with its own kitchen, lounge, bedroom and bathroom
- Private, low-maintenance rear garden with astroturf
- Front garden with lawn, shrubs and plants
- Good choice of schools in the surrounding area, with both primary and secondary options within easy travelling distance.
- Convenient access to nearby villages such as Read, Simonstone and Whalley

Denehill is a spacious property in Padiham, set across four generous floors and offering large rooms, high ceilings, and an excellent layout for a growing family. The ground floor includes a welcoming entrance hallway, two sizeable lounges, a study, a WC, and a spacious dining room that opens directly into the kitchen. From the kitchen, you can reach a large utility room. The property also includes a cellar.

On the second floor, the main bedroom features an en-suite, along with three further bedrooms and a family bathroom. The third floor provides four additional bedrooms and another bathroom, giving the home great flexibility for guests, workspaces, or hobbies.

Attached to the kitchen is a one-bedroom annex with its own dining kitchen, lounge, bedroom, and bathroom – ideal for relatives, visitors, or independent living.

Externally, the rear garden is private and low-maintenance with astroturf. To the front, you'll find a tiered garden with shrubs, plants, and a lawn area, along with a driveway to the side of the property.

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The location is another strong feature, offering excellent access to motorway links and nearby towns. Padiham, Read, Simonstone and Whalley are all within easy reach, with convenient routes also leading towards Fence and Barrowford. This makes day-to-day travel simple and well-connected.

From the Agent's Perspective:

Denehill offers an impressive amount of space, with large rooms and high ceilings that create a bright and comfortable feel throughout. The layout is well-suited to families or anyone wanting ample space, providing a good balance of shared areas and private rooms across its four floors. The additional annex adds flexibility, whether it's used for relatives, guests, or independent living. The location is another strong benefit, with convenient travel links and easy access to nearby towns. Altogether, this is a property that delivers both space and practicality in a very appealing setting.

Additional Information

Tenure- Leasehold, 7.50 per annum for both house and annex

Council tax band - E

Annex Tax band - A

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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