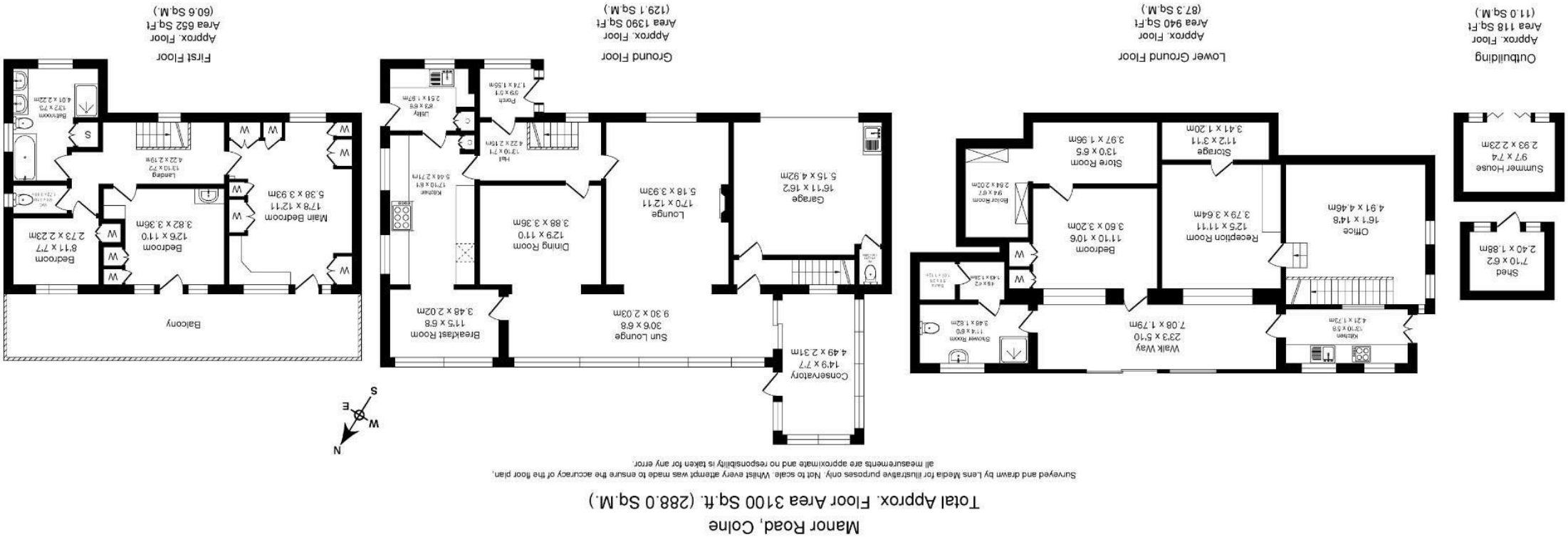


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Price £599,950



23 Manor Road

Colne  
BB8 7AS

4 2 4 D

Council Tax Band: G



A spacious four-bedroom detached family home situated in a highly desirable position on Manor Road, Colne. Enjoying an elevated setting, the property boasts impressive open views and generous living accommodation throughout.

## Description

This impressive four-bedroom detached residence occupies an enviable position with far-reaching views across the lake, surrounding woodland and open countryside. Arranged over three generous levels, the property offers exceptionally versatile accommodation, including the potential to create an additional bedroom or self-contained living space on the lower ground floor.

The approach is both charming and welcoming, with a pedestrian gate leading along a stone pathway beneath a wooden archway to the front entrance. Upon entering, a spacious and well-presented hallway immediately sets the tone for the quality found throughout, providing access to the main reception rooms, kitchen and staircase to the upper floor.

The main living room is a standout feature, centred around an elegant fireplace and opening into a bright sun lounge. From here, uninterrupted panoramic views of the lake and countryside create a striking visual impact, while the elevated conservatory beyond provides an ideal space for relaxing or entertaining, with direct access to the garden.

A separate dining room offers a warm and inviting setting, perfect for family meals and hosting guests. The kitchen is finished to an excellent standard, featuring marble work surfaces, a comprehensive range of integrated appliances and generous storage. This is complemented by a breakfast area enjoying picturesque views and a well-equipped utility room with external access.

The first floor hosts three well-proportioned bedrooms, all benefitting from attractive outlooks. The principal bedroom enjoys fitted wardrobes and direct access onto a full-length balcony, offering breathtaking views across the lake and surrounding landscape. A recently refurbished family bathroom, finished to a high standard, is complemented by a separate W/C.

The lower ground floor offers remarkable flexibility and is ideal for multi-generational living or guest accommodation. Currently arranged with an office, additional living room, sunroom, kitchenette, double bedroom and bathroom, this level could easily function as a self-contained apartment. Alternatively this would also work as a home office.

Adding a further touch of luxury, the lower level also includes a private sauna, creating a peaceful space for relaxation. The layout and access make this area equally suitable for independent living or integrated family use.

Externally, the property is set within landscaped gardens to the front and rear, with a generous driveway providing ample off-road parking and a double garage. Multiple seating areas are positioned to take full advantage of the stunning views, with gated access leading towards the lakeside (subject to use). Further benefits include CCTV, exterior security lighting and separate alarm systems, completing this unique and highly desirable home.

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