



Hilton &
Horsfall

BB8 7PY

The Anchorage, Skipton Road, Foulridge Offers In The Region Of £474,950

- 4 BED DETACHED • VILLAGE LOCATION • GARDENS • OFF ROAD PARKING • STUNNING VIEWS • NO CHAIN

'The Anchorage'. A fantastic opportunity to acquire this beautifully presented family sized dwelling, situated in the highly desirable and sought after village of Foulridge. Situated conveniently close by to local amenities, restaurants and good schools. With Lake Burwain only a short stroll away offering lovely countryside walks. This property oozes of charm and character and is a true credit to the current owner.

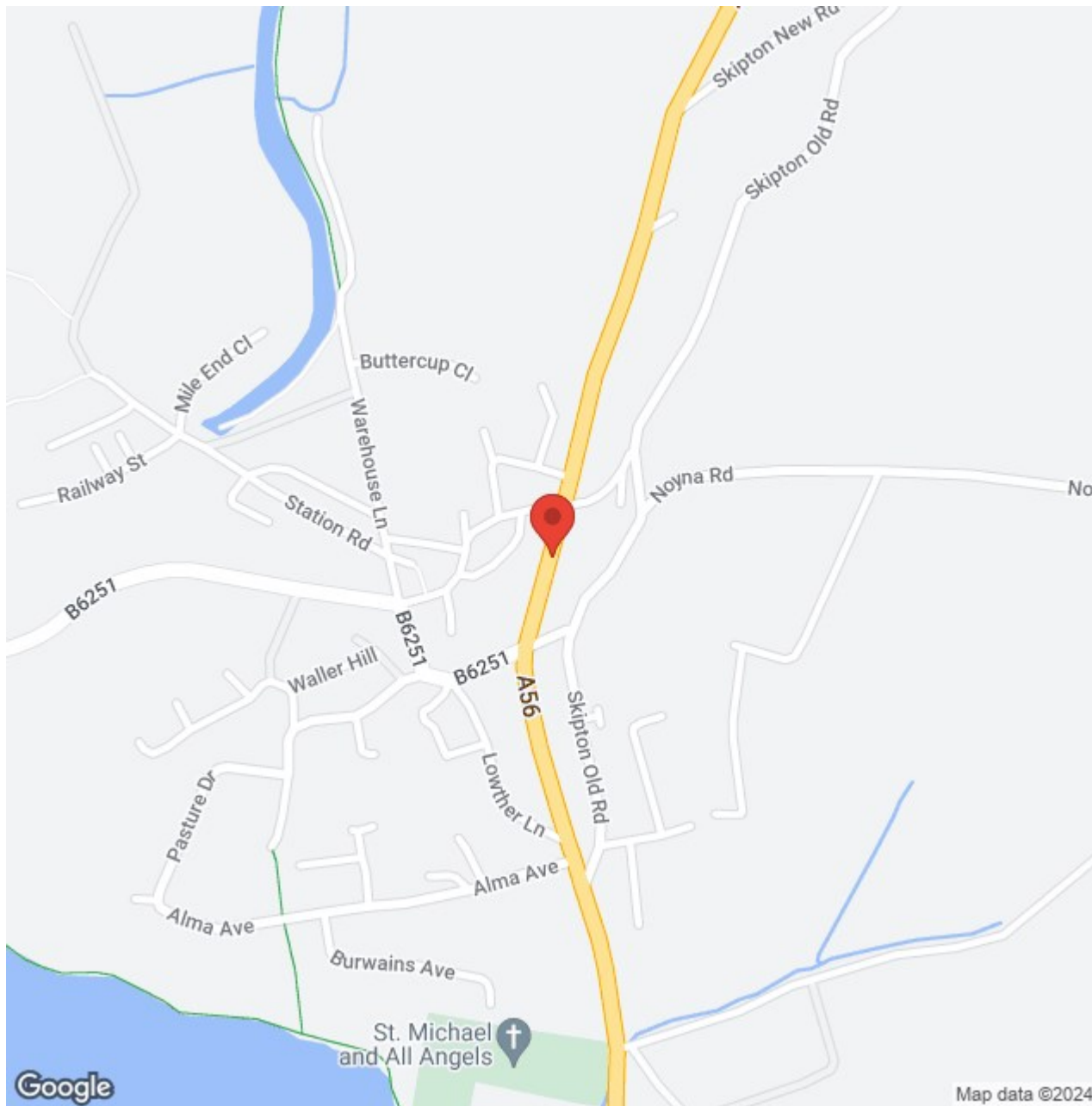
Having many noteworthy features throughout and briefly comprising of: a welcoming entrance hallway, downstairs w.c, spacious kitchen diner, bright and air living room, dining room, office room, utility room, downstairs three piece shower room and conservatory. To the first floor / landing you will find four well proportioned bedrooms (master having an en-suite shower room and walk in wardrobe) and a contemporary four piece bathroom suite. Externally to the front elevation is a three tired garden, with an attractive herringbone block paved driveway benefitting from two entrances for parking several vehicles, laid lawn, mature trees shrubs and flower beds and a garage. To the rear elevation is a mainly laid lawn, with mature trees and shrubs, having stunning open aspect views to the Countryside. Perfect for use in Spring / Summer. Early viewings are advised to avoid disappointment. Council Tax Band 'G'. Freehold.

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RIBBLE VALLEY
20 WELLGATE
CLITHEROE
LANCASHIRE. BB7 2DP
T: 01200 435667

BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with an open balustrade staircase leading to the first floor / landing and access to:

GROUND FLOOR W.C

A useful downstairs w.c having a push button w.c., part tiled walls, heated chrome towel rack, sink in vanity unit and uPVC double glazed window to the side elevation.

KITCHEN DINER 16'3" x 20'10" (4.963m x 6.354m)

A stunning kitchen diner offering a range of fitted wall and base units with contrasting work surfaces, tiled flooring, ceiling coving, part tiled splash back, inset sink with chrome mixer taps, 1x central heating radiator, telephone point, space for table and chairs, and uPVC double glazed windows to the front elevation. Having a multitude of integrated appliances such as: 60/40 fridge/freezer, Bosch oven / grill, Bosch microwave, Bauknecht 4 ring induction hob, plate warming drawer and plumbing for a washing machine.

OFFICE ROOM 6'10" x 8'10" (2.099m x 2.714m)

Currently utilised as an office room with fitted storage cupboards and base units, inset sink with chrome mixer tap and uPVC double glazed window to the front elevation.

UTILITY ROOM 9'3" x 5'10" (2.837m x 1.783m)

Useful utility room having fitted wall and base units with contrasting work surfaces, part tiled splash back, inset sink with chrome mixer tap, tiled flooring, 1x central heating radiator, air extraction fan, space for a fridge/ freezer and plumbing for a washing machine / tumble dryer.

DOWNSTAIRS SHOWER ROOM

A modern 3 piece shower room with tiled flooring, push button w.c., sink in vanity unit, heated chrome towel rack, recessed LED spotlights, walk in shower cubicle with rainfall shower head, storage cupboards and frosted uPVC window to the side elevation.

LIVING ROOM 18'5" x 15'10" (5.616m x 4.847m)

A bright and airy living room having a television point, ceiling coving, feature fireplace with gas fire set within, sliding doors to the dining room and large uPVC double glazed windows to the rear elevation with stunning far reaching open aspect views towards the countryside.

DINING ROOM 13'9" x 8'10" (4.214m x 2.716m)

A family sized dining room with ceiling coving, space for tables and chairs, door leading through to the kitchen and patio doors leading out to the conservatory.

CONSERVATORY 14'11" x 7'7" (4.571m x 2.331m)

Having wood effect flooring, recessed LED spotlights, exposed brick features, full length uPVC windows to the rear elevation with stunning views towards the countryside and uPVC door to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find a loft hatch, ceiling coving, 1x central heating radiator, double doors to storage cupboard and uPVC double glazed window to the side elevation.

BEDROOM ONE 13'11" x 11'4" (4.242m x 3.462m)

A bedroom of double proportions with ceiling coving, 1x central heating radiator, fitted wardrobes and dresser unit, uPVC double glazed window to the front and side elevation and sliding door to the walk in wardrobe.

WALK IN WARDROBE 6'3" x 4'7" (1.912m x 1.402m)

Having fitted wardrobes, 1x central heating radiator and shutter door to the en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary 4 piece bathroom suite comprising of: wood effect flooring, ceiling coving, walk in shower cubicle, tiled walls, pedestal sink, vanity mirror, heated chrome towel rack, push button w.c., bidet, shaving point and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'8" x 10'6" (3.575m x 3.214m)

Another bedroom of double proportions having ceiling coving, fitted mirrored wardrobes, space for drawers, 2x doors to storage, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 11'10" x 9'0" (3.608m x 2.752m)

A well proportioned bedroom with 1x central heating radiator, fitted mirrored wardrobes, ceiling coving and uPVC double glazed windows to the rear elevation.

BEDROOM FOUR 11'10" x 8'11" (3.613m x 2.719m)

Yet again a well proportioned bedroom having 1x central heating radiator, ceiling coving and uPVC double glazed windows to the rear elevation.

BATHROOM

A 4 piece bathroom suite comprising of: wood effect flooring, part tiled walls, heated chrome towel rack, air extraction fan, ceiling coving, panelled bathtub with shower attachment above, low level w.c., pedestal sink, bidet, recessed LED spotlights, shaving point, and uPVC double glazed window to the front and side elevation.

GARAGE 16'10" x 14'11" (5.135m x 4.563m)

EXTERNALLY

Externally to the front elevation is a three tiered garden with an attractive herringbone block paved driveway benefitting from two entrances for parking several vehicles, single garage, mature trees, shrubs and flowerbeds, space for garden furniture and outside lighting. To the rear elevation is a mainly laid lawn with mature trees, shrubs and flowerbeds and a ramp leading up to the conservatory. Offering unrestricted countryside views. Perfect for the Spring / Summer months.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

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Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)