



Hilton &
Horsfall

BB8 7AS

Manor Road, Colne

Offers In The Region Of £695,000

- Approx 3,150 sq ft • Large Family Home • Balcony and Patio Overlooking Foulridge Upper Reservoir • Three Bedroomed Detached with Lower Ground Apartment • Full CCTV / Security Lighting & Smoke Alarms • Large Garage, Gardens Front and Rear • Driveway with Ample Parking • Toilets and Washbasins on Every Floor • Summer House, Pergola and Garden Shed • Large Office & Sauna Room

Welcome to Manor Road, Colne - a truly exquisite property that is sure to captivate your heart! This stunning detached house boasts 6 reception rooms, 4 spacious bedrooms, and 2 beautifully presented bathrooms. With a generous 3,153 sq ft of living space, there is ample room for all your needs. As you step inside, you'll be greeted by a charming fitted kitchen, perfect for whipping up delicious meals for family and friends. The property also offers ample space for parking. One of the highlights of this property is its beautifully landscaped garden, providing a serene oasis where you can relax and unwind. With stunning views of Foulridge reservoir - it's a truly picturesque setting that will leave you in awe. Don't miss out on the opportunity to make this house your home. Book a viewing now and let this property enchant you with its charm and elegance.

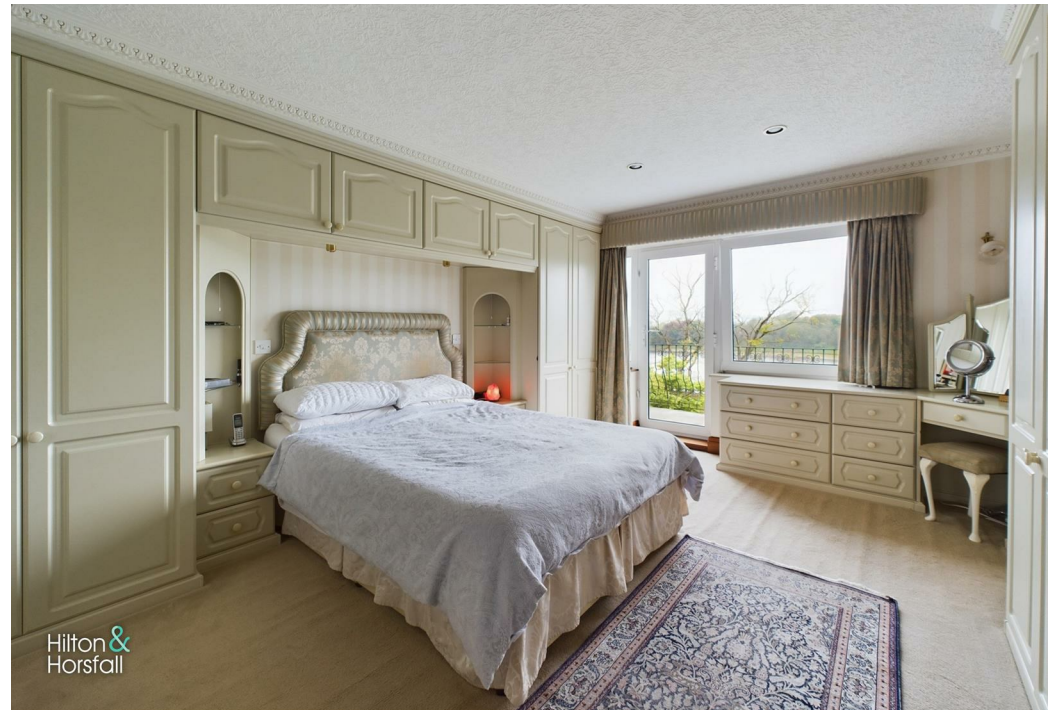
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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

With ornate ceiling coving, alarm system, door to hallway and composite door and double glazed window to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with ornate ceiling coving, 2x central heating radiators and an open balustrade staircase to the first floor / landing.

KITCHEN

Offering a range of fitted wall and base units with Consentino sensa work surfaces, tiled flooring, inset sink with chrome mixer tap, Bosch oven / grill, Bosch microwave, AEG induction hob, Baumatic barbecue grill with AEG chrome extractor hood above, integrated fridge / freezer and dishwasher, space for bar stools, door to utility room, recessed LED spotlights, open archway to the breakfast room and uPVC double glazed window to the side elevation.

LAUNDRY ROOM 8'3" x 6'5" (2.52m x 1.96m)

A useful laundry room comprising of: tiled flooring, fitted wall and base units with Consentino sensa work surfaces, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, recessed LED spotlights, uPVC double glazed window to the front elevation and uPVC double glazed frosted door leading out to the side elevation.

BREAKFAST ROOM 11'5" x 6'1" (3.49m x 1.86m)

Having ornate ceiling coving, space for a table and chairs, 1x central heating radiator and large full length uPVC double glazed windows to the rear elevation having stunning views overlooking Foulridge reservoir.

DINING ROOM 12'10" x 11'1" (3.92m x 3.38m)

A spacious dining room ideal for entertaining guests, built in oak furniture, ornate ceiling coving, 1x central heating radiator, and an open archway to the gallery landing.

LIVING ROOM 17'0" x 12'11" (5.19m x 3.95m)

A family sized living room with ornate ceiling coving, space for settees, television point, wall feature fireplace with gas fire set within, 1x central heating radiator, open archway to gallery landing and uPVC double glazed window to the front elevation.

CONSERVATORY 14'0" x 6'11" (4.29m x 2.12m)

A bright and airy sunroom having tiled flooring, 2x wall lights, space for settees, 1x central heating radiator, uPVC double glazed frosted window to the side elevation, uPVC double glazed window to the rear elevation and door leading out to the rear elevation with steps leading down to the garden overlooking the stunning lakeside.

SUN ROOM

Having ornate ceiling coving, 1x central heating radiator, window ledge seating area large uPVC double glazed windows to the rear elevation overlooking Foulridge reservoir and uPVC patio doors leading through to the sunroom.

LARGE GARAGE 16'10" x 14'2" (5.15m x 4.32m)

Having an electric up n over garage style door, space for a freestanding fridge / freezer, ample space for storage, full lighting and electrics, fitted sink and a door leading through to w.c with a low level w.c and uPVC double glazed frosted window to the rear elevation.

FIRST FLOOR / LANDING

Having ornate ceiling coving, smoke detector, 1x central heating radiator, loft hatch and a large glass stained window.

BEDROOM ONE 17'0" x 13'0" (5.20m x 3.97m)

A bedroom of double proportions with fitted wardrobes and dresser unit, ornate ceiling coving, 2x wall lights, television point, 1x central heating radiator, halogen spotlights, uPVC double glazed windows and door leading out to the balcony overlooking the lake with stunning views towards the countryside.

BEDROOM TWO 12'6" x 11'2" (3.82m x 3.41m)

Another bedroom of double proportions with fitted wardrobes and dresser unit, ornate ceiling coving, 2x wall lights, sink in vanity unit, shaving point, 1x central heating radiator, uPVC double glazed windows and door leading out to the balcony overlooking the lakeside.

BEDROOM THREE 9'0" x 7'8" (2.75m x 2.35m)

A well proportioned bedroom having integrated wardrobe space, fitted dresser unit, 2x wall lights, ornate ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation with stunning views over the lake.

BATHROOM

A stunning bespoke bathroom suite installed in 2023, comprising of: underfloor heating, fully tiled flooring and walls, Dansani wall mounted floating his n hers vanity sink, double walk in shower cubicle, bathtub with chrome mixer tap and handheld shower attachment, Alca w.c with hand held bidet shower, 2x heated chrome towel racks, recessed LED spotlights, air extraction fan, hidden airing cupboard and uPVC double glazed frosted window to the side elevation.

SEPARATE W.C

Having tiled flooring, part tiled walls, ornate ceiling coving, Alca low level w.c and uPVC double glazed frosted window to the side elevation.

LOWER GROUND FLOOR

On the lower ground floor you will find:

OFFICE ROOM 16'1" x 14'8" (4.91m x 4.49m)

With a fitted desk unit and space for chairs, 1x central heating radiator, staircase to the ground floor and uPVC double glazed windows to the side and rear elevation.

LIVING ROOM 11'11" x 10'10" (3.64m x 3.31m)

An additional living room with ceiling coving, space for settees, 3x wall lights, 1x central heating radiator, door to storage cupboard and being open the the gallery hallway.

KITCHEN 13'4" x 5'5" (4.07m x 1.66m)

Having fitted base units with contrasting worktops, inset sink with chrome mixer tap, space for an under counter fridge / freezer and oven / grill, 1x central heating radiator, wood frame window to the office room, uPVC double glazed window to the rear elevation and uPVC door leading out to the side elevation.

GALLERY HALLWAY

Having floor to ceiling uPVC double glazed windows to the rear elevation offering stunning open aspect panoramic views and uPVC sliding doors leading out to the sun terrace,

BEDROOM FOUR 11'6" x 10'6" (3.53m x 3.21m)

A bedroom of double proportions with ceiling coving, fitted wardrobes and vanity desk unit, 1x central heating radiator, 2x wall lights, door to storage cupboard and wood frame window looking out to the gallery hallway.

SHOWER ROOM

A contemporary three piece shower room suite comprising of: fully tiled flooring and walls, corner shower cubicle, pedestal sink, low level w.c, 1x central heating radiator, air extraction fan, door to sauna room and uPVC double glazed frosted window to the rear elevation.

SAUNA ROOM

A great addition to the property accessed via the shower room.

EXTERNALLY

Externally to the front elevation you will find a block paved driveway leading up to the double garage offering ample space for off road parking, outside lighting, CCTV, mature shrubs and flower beds, bin storage area and outside water tap. Externally to the rear elevation there is a meticulously landscaped garden with a laid lawn, mature shrubs, summerhouse, storage shed, pergola and a flagged sun terrace with space for garden furniture. Having open aspect panoramic views and overlooking Foulridge reservoir this garden offers a tranquil retreat and is ideal for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/manor-road-colne>

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 & Horfall 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

Externally to the front elevation you will find a block paved driveway leading up to the large garage offering ample space for off road parking, outside lighting, CCTV, mature shrubs and flower beds, bin storage area and outside water tap. Externally to the rear elevation there is a meticulously landscaped garden with a laid lawn, mature shrubs, summerhouse, storage shed and a flagged sun terrace with space for garden furniture. Having open aspect panoramic views and overlooking Foulridge reservoir this garden offers a tranquil retreat and is ideal for use during the Spring / Summer months.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3152.6 ft²
292.89 m²

Reduced headroom

29.65 ft²
2.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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