



Hilton &
Horsfall

BB10 3RN

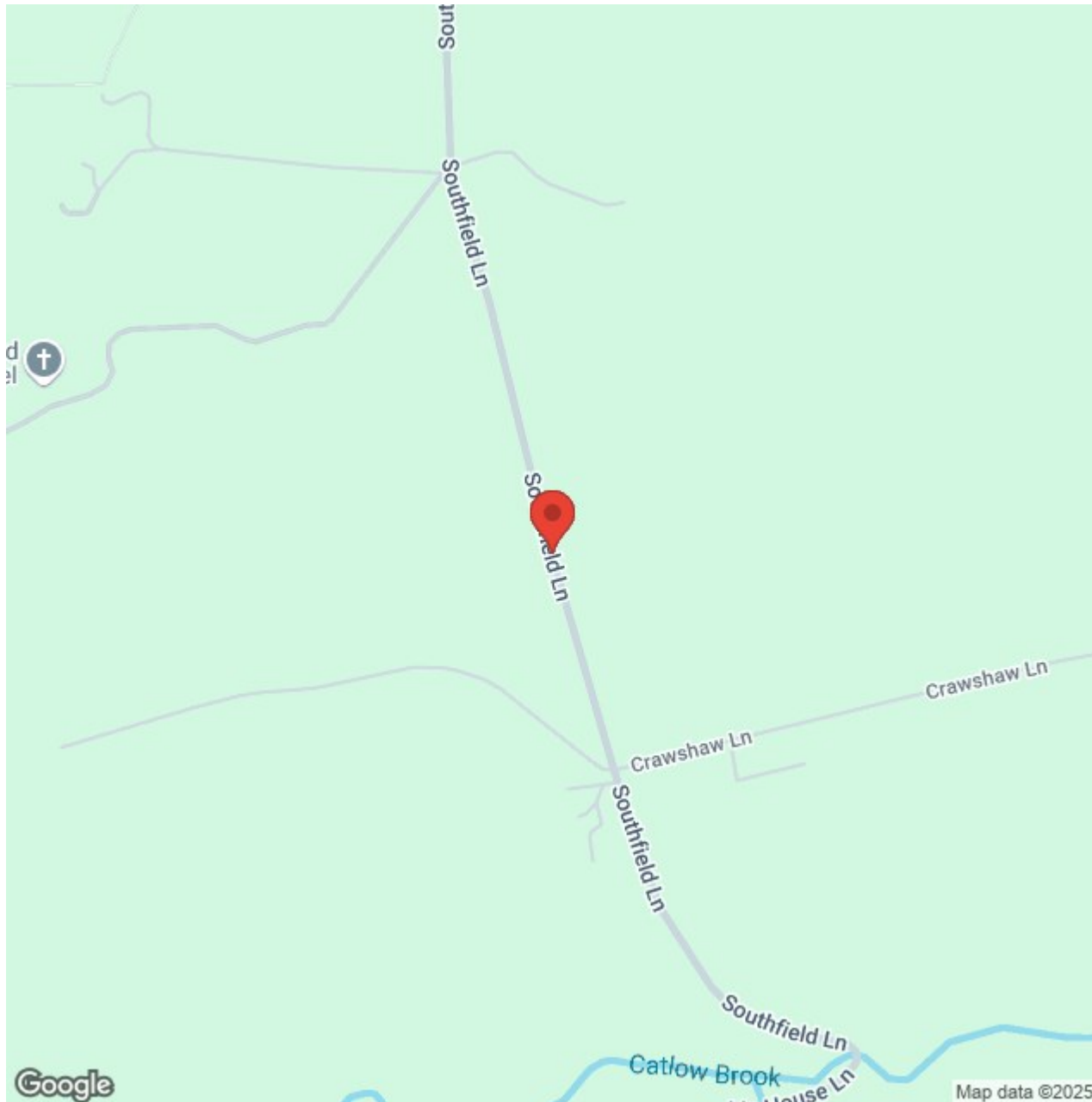
Catlow House, Southfield Lane, Burnley

Offers In Excess Of £475,000

- Detached Family Home • Two Reception Rooms & Study • Four Bedrooms • Cellar • Gated Driveway • Gardens Surrounding • Approx 3,037 sq ft

A beautiful Grade II listed detached dwelling dating back to 1828, located down a quiet lane in an exclusive part of town. With scenic views surrounding. This FOUR bedroomed family home has an abundance of original features and briefly comprises of: an entrance hallway, inner hallway with a staircase leading to the first floor / landing, spacious living room, fitted breakfast kitchen with ample space for a dining table, utility room / home gym, dining room, home office and a ground floor w.c. You will also find a cellar located on the lower ground floor. To the first floor you will find FOUR double bedrooms and a five piece bathroom suite. On the second floor is a large attic room, ideal for conversion. Externally to the front is a gated large driveway offering ample parking spaces, a mature lawned garden with trees, shrubs and flower beds. To the side elevation you will find another mature lawn. To the rear is a block paved patio with two outhouses. Both elevations offer countryside views. One not to be missed. Early viewing is advised. Freehold. Council Tax Band 'G'.







BB10 3RN

Lancashire

GROUND FLOOR

With a uPVC double glazed front door leading into:

ENTRANCE HALL

With a dado rail, coving and a telephone point.

LIVING ROOM 13'8" x 15'1" (4.19m x 4.61m)

A spacious room with double doors leading into the breakfast kitchen, gas fire set within a feature fireplace, television point, coving, 1x radiator, ornate ceiling rose, dado rail and a uPVC double glazed window to the front elevation.

SITTING ROOM 13'1" x 15'3" (4.01m x 4.67m)

A family sized room, Ideal for hosting. With ample space for furniture, 1x radiator, coving, picture rail, ceiling, 2x wall lights, electric fire set within a feature fireplace and a uPVC double glazed window to the front elevation.

INNER HALLWAY

With a staircase leading to the first floor / landing, a staircase leading to the lower ground floor, dado rail and access to the home office / ground floor w.c.

BREAKFAST KITCHEN 11'6" x 14'9" (3.52m x 4.52m)

Having fitted wall and base units, contrasting work surfaces over, ample space for a dining table / chairs, a uPVC double glazed window to the side elevation, a uPVC double glazed window to the rear elevation, AGA, tiled splash backs, plumbing for a dishwasher, space for an under counter fridge, Zanussi electric oven, inset sink with a chrome mixer tap, pulley maiden and access through to:

UTILITY ROOM 32'8" x 8'4" (9.975m x 2.556m)

With fitted wall and base units, contrasting tops over, access to the boiler, plumbing for a washing machine, 2x velux windows, space for a free standing fridge/freezer and a uPVC double glazed door leading out to the rear.

HOME OFFICE 8'11" x 8'11" (2.72m x 2.73m)

With 1x radiator and a uPVC double glazed window to the rear elevation.

GROUND FLOOR W.C

A 2-piece suite comprising of: a wall mounted sink, low level w.c and vinyl flooring.

LOWER GROUND FLOOR

CELLAR 11'8" x 8'5" (3.58m x 2.59m)

A useful space, ideal for storage.

1/2 LANDING

With a large floor to ceiling window to the rear elevation benefiting from the open countryside views. With a staircase leading to the attic room.

FIRST FLOOR / LANDING

With coving and dado rail.

BEDROOM ONE 11'10" x 15'3" (3.62m x 4.65m)

A room of double proportions with inbuilt wardrobes, a small inbuilt storage cupboard, window seat, coving, 1x radiator, telephone point and 2x uPVC double glazed windows to the front elevation offering scenic views.

BEDROOM TWO 11'1" x 15'3" (3.38m x 4.67m)

Another room of double proportions with inbuilt wardrobes, 1x radiator, window seat, ornate coving and 2x uPVC double glazed windows to the front elevation with open countryside views.

BEDROOM THREE 9'2" x 14'10" (2.81m x 4.54m)

Yet again a room of double proportions with 1x radiator, under stairs storage cupboard, fitted wardrobes, ornate ceiling rose, ornate coving and a uPVC double glazed window to the rear elevation overlooking the rolling fields.

BEDROOM FOUR 8'10" x 11'9" (2.71m x 3.59m)

A room of double proportions with 1x radiator, coving, window seat and a uPVC double glazed window to the front elevation, overlooking countryside views.

BATHROOM

A 4-piece bathroom suite comprising of: a free standing bath tub with a chrome mixer tap, separate shower head attachment, his and hers vanity sink with chrome mixer taps, walk-in shower with a rainfall shower head, low level w.c, bidet, a small window seat, a uPVC double glazed window to the rear elevation, partially tiled walls , coving and 1x radiator.

ATTIC 32'9" x 28'4" (9.99m x 8.65m)

A large room, ideal for storage or perfect for conversion. This room has a multitude of uses. With 1x velux window.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/catlow-house>

EXTERNALLY

Externally to the front is a gated large driveway offering ample parking spaces, a mature lawned garden with trees, shrubs and flower beds. To the side elevation you will find another mature lawn. To the rear is a block paved patio with two outhouses. Both elevations offer countryside views.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

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.

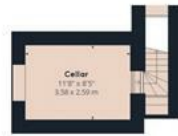




BB10 3RN

OUTSIDE

Externally to the front is a gated large driveway offering ample parking spaces, a mature lawned garden with trees, shrubs and flower beds. To the side elevation you will find another mature lawn. To the rear is a block paved patio with two outhouses. Both elevations offer countryside views.



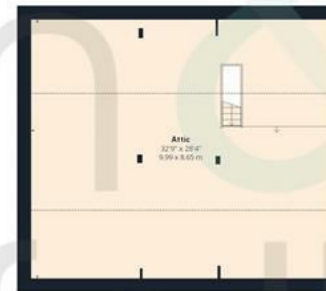
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Hilton & Horsfall

Approximate total area⁽¹⁾

3294.62 ft²

306.08 m²

Reduced headroom

495.76 ft²

46.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





Hilton &
Horsfall

h Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

hilton-horsfall.co.uk
01282 60024

w. hilton-horsfall.co.uk
t. 01200 435667