

Wyndcliffe, Hill Lane, Colne

OFFERS IN THE REGION OF £694,950







Hill Lane, Colne

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- Approx 0.33 Acre Plot
- Detached Family Home
- Two Reception Rooms plus Sun Room
- Modern Kitchen with Centre Island
- Utility Room
- Three Bedrooms
- Four Piece Bathroom
- Double Garage & Gated Driveway

Welcome to Wyndcliffe, a stunning detached home set on an impressive plot of approximately 0.33 acres in the sought-after location of Hill Lane, Colne. Surrounded by rolling countryside, this property enjoys a tranquil setting with far-reaching open views and the charm of semi-rural living, while remaining conveniently close to local amenities. Hill Lane is known for its peaceful atmosphere, excellent walking routes, and proximity to popular destinations such as the scenic delights of Pendle Hill and the Trough of Bowland. This beautifully presented home is approached via a gated driveway and boasts a detached double garage alongside expansive gardens, perfect for relaxing or entertaining. Inside, the property features three generously sized bedrooms, a contemporary four-piece family bathroom, and a convenient ground floor WC/shower room. The modern kitchen, complete with a central island and integrated appliances, is complemented by a practical utility room, two spacious reception rooms, and a sunroom to the rear. Windcliffe offers a harmonious blend of comfort, style, and countryside living, making it an ideal choice for those seeking a home in an idyllic yet connected setting.







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ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, 1x central heating radiator, 1x wall light, CCTV, open balustrade staircase to the first floor / landing and uPVC double glazed window and door to the front elevation.

GROUND FLOOR WET ROOM

A fully tiled wet room with a push button w.c, pedestal sink with chrome mixer tap, recessed LED spotlights and uPVC double glazed window to the rear elevation.

LIVING ROOM 3.94m x 3.75m (12'11" x 12'3")

Open to the dining room with space for settees, ceiling coving, 4x wall lights, television point, wall feature fireplace with gas fire and 1x central heating radiator

SUN ROOM 4.07m x 2.98m (13'4" x 9'9")

Having ample space for a dining table and chairs, 1x wall light, 1x central heating radiator and uPVC double glazed windows and door to the rear elevation offering beautiful views.

LIVING ROOM 4.32m x 4.72m (14'2" x 15'5")

A family sized living room with space for settees, ceiling coving, television point, wall feature fireplace with gas fire, 1x central heating radiator, uPVC double glazed window to the side elevation and large uPVC double glazed window with far reaching open aspect countryside views.

KITCHEN 6.86m x 3.47m (22'6" x 11'4")

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, tiled splash back, 2x inset sinks with chrome mixer taps, integrated AEG double oven / grill, integrated Lamona microwave, centre island with space for barstools, AEG 4 ring induction hob with elevated dropdown extractor fan above, 2x pop up USB sockets, space for a freestanding American style fridge / freezer, television point, ceiling coving, integrated wine cooler and dishwasher, recessed LED spotlights, under counter LED strip lighting, smoke detector and uPVC double glazed window and door to the rear elevation.

ENTRANCE PORCH

Having tiled flooring, 1x wall light, door to storage cupboard and uPVC double glazed window and door to the front elevation.

UTILITY ROOM 2.94m x 2.13m (9'7" x 6'11")

A useful utility room having fitted base units with contrasting worktops, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, plumbing for a washing machine, recessed LED spotlights, 1x central heating radiator and an airing cupboard housing the Worcester combi boiler.

MASTER BEDROOM 4.11m x 4.67m (13'5" x 15'3")

A bedroom of double proportions having fitted wardrobes and dresser unit, additional space for drawers, wall mounted headboard with strip lighting above, dado rail, 2x wall lights, television point, 1x central heating radiator and uPVC double glazed windows to the side and rear elevation with stunning open aspect countryside views.

BEDROOM TWO 3.97m x 3.16m (13'0" x 10'4")

Another bedroom of double proportions with space for wardrobe and drawers, 1x central heating radiator, television point and uPVC double glazed window to the side and rear elevation offering lovely countryside views.

BEDROOM THREE 4.24m x 2.89m (13'10" x 9'5")

Yet again a bedroom of double proportions having integrated wardrobe space, additional space for drawers, wood effect flooring, dado rail, 2x wall lights, wash basin with chrome mixer tap, 1x central heating radiator and uPVC double glazed window to the front and side elevation.

BATHROOM

A stunningly modern four piece bathroom suite comprising of: fully tiled flooring and walls, walk in shower cubicle with rainfall shower head, freestanding bath with chrome mixer taps, low level w.c, sink on vanity unit with chrome mixer tap, LED touch sensor vanity mirror, recessed LED spotlights, wall mounted radiator and uPVC double glazed frosted window to the side elevation.







W.C

Comprising of: fully tiled flooring and walls, push button w.c, wall mounted sink with chrome mixer tap, recessed LED spotlights and uPVC double glazed frosted window to the front elevation.

PRECISE LOCATION

<https://w3w.co/chainsaw.sorters.hurricane>

360 DEGREE VIRTUAL TOUR

<https://bit.ly/wyndcliffe-colne>

EXTERNALLY

Externally to the front elevation there are electric gates as you enter, an extensive driveway providing ample space for off road parking, outside electrics, CCTV, outside water tap, mature trees, shrubs and lawned area. To the rear elevation is a large garden with a mainly laid lawn, flagged patio area having space for garden furniture, storage shed and a summerhouse. This garden offers a tranquil retreat with stunning open aspect views towards the countryside. Perfect for use during the Spring / Summer months.

GARAGE 6.17m x 5.96m (20'2" x 19'6")

Having an up n over electric garage door, ample space for storage and off road parking, CCTV and a uPVC door to the side elevation.

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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Ground Floor Building 1

Approximate total area⁽¹⁾

1124.5 ft²

104.47 m²

Reduced headroom

10.44 ft²

0.97 m²

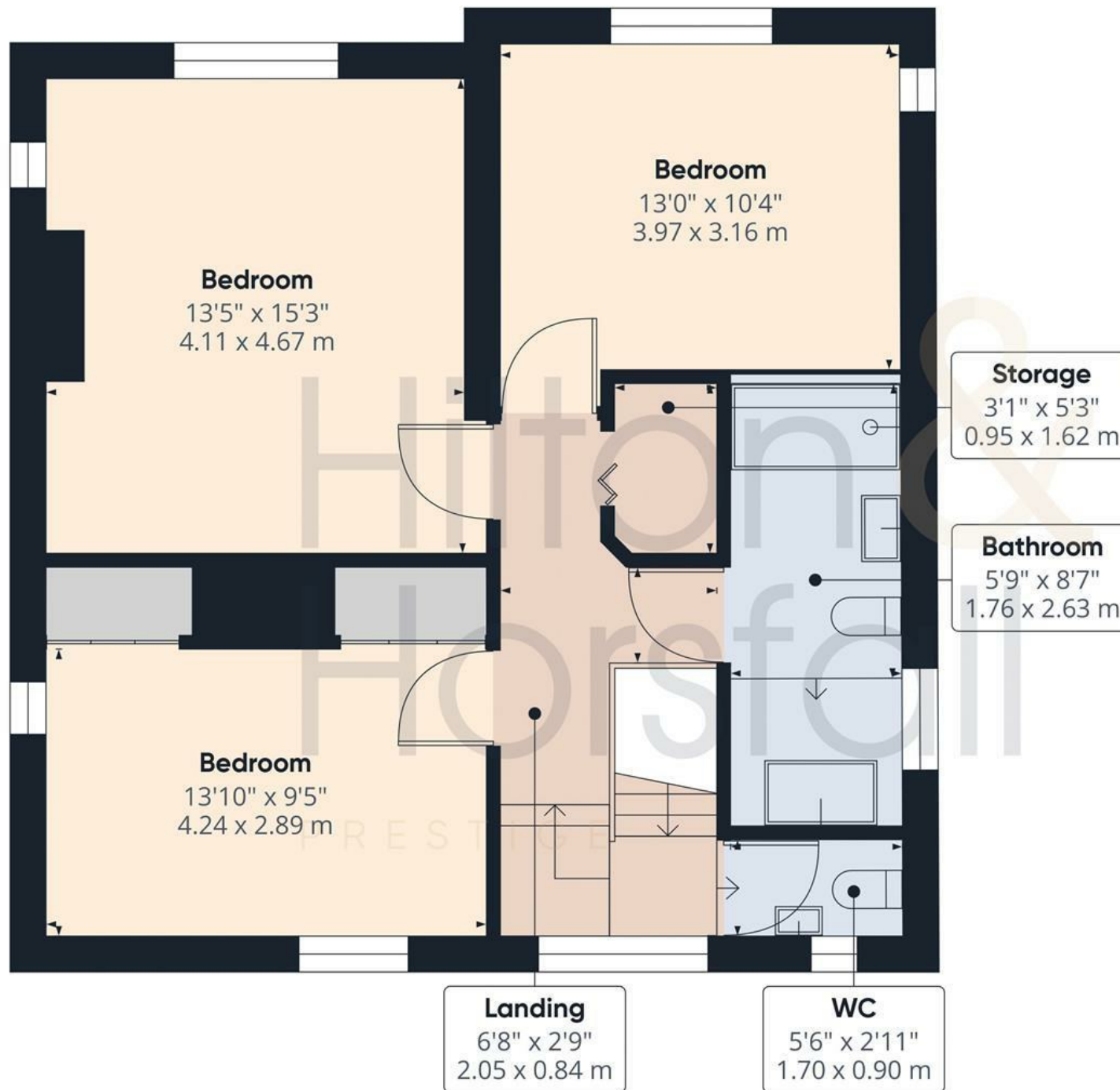
(1) Excluding balconies and terraces

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.



Approximate total area⁽¹⁾
653.27 ft²
60.69 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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