



Hilton &
Horsfall

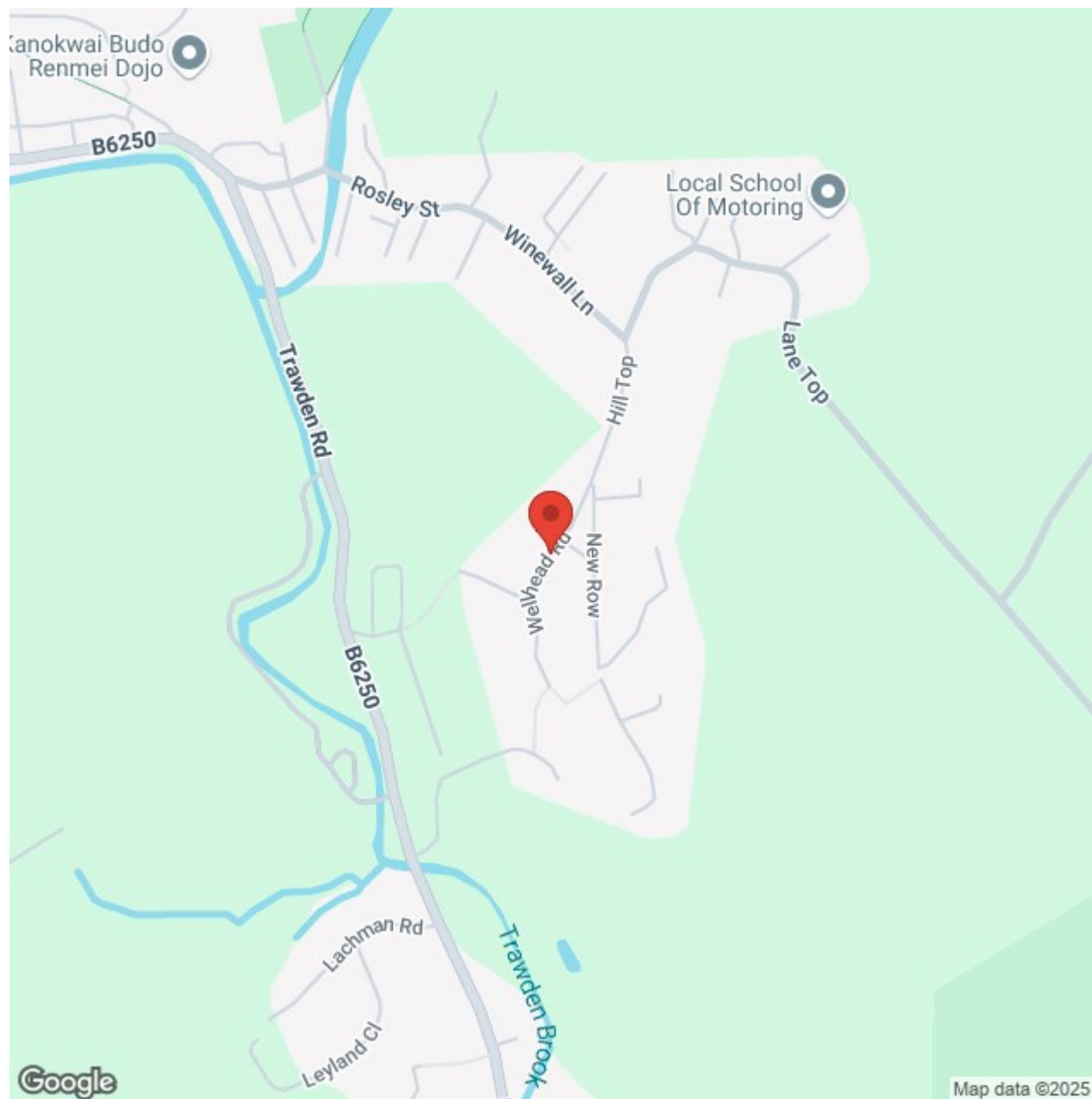
BB8 8BP

Pendle View, Winewall, Trawden

£399,950

A fantastic opportunity to acquire this simply stunning THREE bedroomed property located in the highly sought after area of 'Winewall' with exceptional far reaching open aspect views of the countryside. Although rural, the property is situated within close proximity to schools, amenities and motorway links providing access through to neighbouring towns / cities such as: Burnley, Nelson and Skipton. This property affords many noteworthy features throughout and briefly comprises of: family sized living room open to the dining room, kitchen and a bright and airy garden room incorporating an office space. To the first floor you will find two bedrooms of double proportions and a modern four piece bathroom suite. To the second floor / landing there is a spacious third bedroom. Externally to the front elevation you will find a laid lawn, Indian stone flagged patio area, mature trees shrubs and flowerbeds. To the side and rear elevation there is a mainly laid lawn, chicken shed and chicken run, ample space for garden furniture, large garage and man cave which are great additions to the property. Having long range views towards Colne & Pendle Hill. Ideal for the Spring / Summer months. Council Tax Band 'D'. Early viewings are advised to avoid disappointment.







Lancashire

GROUND FLOOR

KITCHEN 13'10" x 8'8" (4.234m x 2.643m)

Offering a range of fitted wall and base units with contrasting work surfaces, inset sink with chrome mixer tap, tiled flooring, Rangemaster oven with extractor hood above, Daewoo American fridge / freezer, 1x central heating radiator, plumbing for a washing machine, space for a tumble dryer, double glazed window to the rear elevation.

LIVING ROOM 16'5" x 14'1" (5.016m x 4.294m)

A family sized living room with wood flooring, 2x central heating radiators, television point, 1x pendant light, ceiling coving, exposed brick feature fireplace with log burning stove set within, double doors leading through to the garden room, and timber framed double glazed windows to the front elevation with stunning views towards the countryside.

DINING ROOM 14'3" x 16'7" (4.351m x 5.058m)

Open to the living room having wood flooring, 1x central heating radiator, ceiling coving, space for table and chairs, 1x pendant light, exposed ceiling beams, door to under stairs storage cupboard, double doors leading through to the garden room and timber framed double glazed window to the rear elevation.

GARDEN ROOM 22'8" x 8'10" (6.921m x 2.696m)

A bright and airy garden room with recessed LED spotlights, exposed brick feature, double doors to the living room, double glazed windows to the front side and rear elevation and patio doors leading out to the rear garden.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 16'2" x 13'0" (4.952m x 3.971m)

A bedroom of double proportions having wood flooring, space for wardrobes and drawers, 1x central heating radiator, door to storage cupboard, double glazed window to the front elevation.

BEDROOM TWO 14'9" x 10'0" (4.497m x 3.067m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and composite double glazed window to the rear elevation.

HOUSE BATHROOM

A stunning 4 piece bathroom suite comprising of wood flooring, recessed LED spotlights, push button w.c, panelled bathtub, walk in shower cubicle with rainfall shower head, sink in vanity unit, heated chrome towel rack, part tiled walls, loft hatch, 1x central heating radiator, air extraction fan and frosted double glazed window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM THREE 17'1" x 14'9" (5.221m x 4.521m)

A bedroom of double proportions with 1x central heating radiator, storage into the eaves and 2x velux windows to front and rear elevation.

EXTERNALLY

Externally to the front elevation there is a lawned area with mature trees, shrubs and flowerbeds and an Indian Stone flagged patio area with space for a garden bench. Externally to the side elevation there is a well kept garden with a mainly laid lawn and pebbled area, having raised flowerbeds, shrubs, external water supply, log storage area and an Indian stone flagged patio area with ample space for garden furniture. There is also a very large paved driveway to the rear elevation providing ample space for off road parking. This garden offers stunning open aspect long rang views towards Colne & Pendle Hill. Ideal for hosting in the Spring / Summer months.

GARAGE 20'1" x 20'0" (6.125m x 6.115m)

A very spacious garage having an electric 'up and over' garage style door, lighting and power, access to water supply, and Zappi electric car charging point. Ideal for storage purposes or off road parking.

MAN CAVE 14'3" x 9'0" (4.365m x 2.768m)

A great addition to the property having power and lighting, push button w.c, wall hung sink, space for settee, frosted timber framed window to 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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OUTSIDE

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