

# John Hallows Way, Newchurch-In-Pendle

OFFERS IN THE REGION OF £589,950











## John Hallows Way, Newchurch-In-Pendle

OFFERS IN THE REGION OF £589,950

- ♦ Executive Detached Home
- ♦ Five Bedrooms
- ♦ Three Reception Rooms
- ♦ Ground Source Heat Pump
- ♦ Under Floor Heating
- ♦ Detached Double Garage
- ♦ Desirable Location

Nestled in the highly sought-after village of Newchurch-in-Pendle, this exceptional detached residence offers a perfect blend of luxury, space, and modern elegance. Set over three beautifully designed floors, the home boasts a grand master suite occupying the entire top floor, four further spacious double bedrooms, and a stunning open-plan dining kitchen with a sitting area, ideal for both everyday living and entertaining. Complemented by a spacious living room, additional sitting room, utility room, and ground floor WC, the layout has been thoughtfully designed to provide both comfort and functionality.

Externally, the property benefits from a double detached garage and a generous driveway, offering ample parking. To the rear, a private lawned garden with a patio area provides a peaceful outdoor retreat. Positioned in an affluent and picturesque location, this home enjoys the tranquility of the countryside while remaining within easy reach of local amenities. Part of the Hilton & Horsfall Prestige Collection, this is a rare opportunity to acquire a home of exceptional quality in one of Lancashire's most desirable settings.













# John Hallows Way, Newchurch-In-Pendle



OFFERS IN THE REGION OF £589,950

Nestled in the highly sought-after village of Newchurch-in-Pendle, this exceptional detached residence offers a perfect blend of luxury, space, and modern elegance. Set over three beautifully designed floors, the home boasts a grand master suite occupying the entire top floor, four further spacious double bedrooms, and a stunning open-plan dining kitchen with a sitting area, ideal for both everyday living and entertaining. Complemented by a spacious living room, additional sitting room, utility room, and ground floor WC, the layout has been thoughtfully designed to provide both comfort and functionality.

Externally, the property benefits from a double detached garage and a generous driveway, offering ample parking. To the rear, a private lawned garden with a patio area provides a peaceful outdoor retreat. Positioned in an affluent and picturesque location, this home enjoys the tranquility of the countryside while remaining within easy reach of local amenities. Part of the Hilton & Horsfall Prestige Collection, this is a rare opportunity to acquire a home of exceptional quality in one of Lancashire's most desirable settings.

## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE HALLWAY

A welcoming entrance hallway with recessed LED spotlights, smoke detector, Solid Accoya wood door to the front elevation and a staircase leading to the first floor / landing.

### LIVING ROOM 3.96m x 3.35m (12'11" x 10'11" )

A family sized living room having space for settees, television point, recessed LED spotlights and Solid Accoya wood double glazed window to the front elevation with shutter blinds.

### SITTING ROOM / STUDY 3.12m x 2.94m (10'2" x 9'7" )

Currently utilised as an office room doubling as an additional sitting room having space for a desk and chairs / settees and Solid Accoya wood double glazed window to the front elevation with shutter blinds.

### DINING KITCHEN 6.67m x 4.29m (21'10" x 14'0" )

A stunning dining kitchen offering fitted wall and base units with contrasting Quartz worktops, tiled flooring, space for a freestanding American style fridge / freezer, additional space for a dining table and chairs, inset sink with chrome mixer tap, centre island with space for bar stools, recessed LED spotlights, smoke detector, Solid Accoya wood double glazed windows and patio doors to the rear elevation and a stunning uPVC skylight with electric blinds. Having an array of integrated appliances such as: dishwasher, pop up socket, Bosch double multifunction oven with microwave grill and fan oven, Bosch Schott Ceran 5 ring induction hob with extractor hood above.

### SITTING AREA 4.19m x 4.11m (13'8" x 13'5" )

Open to the dining kitchen having tiled flooring, space for settees, recessed LED spotlights, television point, storage cupboard and Solid Accoya wood double glazed window to the rear elevation.

### UTILITY ROOM 1.55m x 2.08m (5'1" x 6'9" )

A useful utility room with tiled flooring, fitted wall and base units with contrasting Quartz worktops, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights, air extraction fan, door to ground floor w.c and Solid Accoya wood door to the side elevation.

### GROUND FLOOR WC

Having tiled floor, tiled splash back, Roca low level w.c., Roca wall mounted sink with chrome mixer tap, recessed LED spotlights and an air extraction fan.

### FIRST FLOOR / LANDING

On the first floor / landing there is recessed LED spotlights, smoke detector, airing cupboard housing water cylinder and staircase leading to the second floor / landing.

### BEDROOM TWO 4.15m x 2.80m (13'7" x 9'2" )

A bedroom of double proportions with space for a wardrobe and drawers, recessed LED spotlights, Solid Accoya wood double glazed window to the front elevation and door leading through to the en-suite shower.

### EN-SUITE SHOWER ROOM

A modern three piece en-suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle with rainfall shower head, Roca low level w.c., Roca vanity sink with chrome mixer tap, heated towel rack, recessed LED spotlights, air extraction fan and Solid Accoya wood double glazed frosted window to the front elevation.

### BEDROOM THREE 4.32m x 2.73m (14'2" x 8'11" )

Another bedroom of double proportions with space for a wardrobe and drawers, recessed LED spotlights and Solid Accoya wood double glazed window to the rear elevation.

### BEDROOM FOUR 3.33m x 2.61m (10'11" x 8'6" )

A bedroom of double proportions with space for a wardrobe and drawers, recessed LED spotlights and a Solid Accoya wood double glazed window to the rear elevation.

### BEDROOM FIVE 3.13m x 3.23m (10'3" x 10'7" )

Yet again a bedroom of double proportions with space for a wardrobe and drawers, recessed LED spotlights and Solid Accoya wood double glazed window to the front elevation.

### HOUSE BATHROOM

A beautifully presented three piece bathroom suite comprising of: tiled flooring and part tiled walls, Roca low level w.c., Roca vanity sink with chrome mixer tap, Hansgrohe freestanding bathtub with wall mounted chrome mixer tap, walk-in "double" shower with rainfall shower head and a chrome heated towel radiator.

### SECOND FLOOR

On the second floor / landing you will find a loft hatch, smoke detector and Solid Accoya wood double glazed window to the side elevation.

### BEDROOM ONE 5.95m x 5.32m (19'6" x 17'5" )

A large master bedroom of double proportions with space for a wardrobe and drawers, storage into the eaves, 2 x Velux windows with shutter blinds and door leading through to the en-suite shower room.

### DRESSING AREA

A cosy dressing area open to the bedroom having integrated wardrobe space and 1 x Velux window with shutter blind.

### EN-SUITE SHOWER ROOM

A bespoke three piece shower room suite comprising of: marble tiled flooring, part tiled walls, shower cubicle with rainfall shower head, Roca low level w.c., Roca vanity sink with chrome mixer tap, heated chrome towel rack, recessed LED spotlights and an air extraction fan.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/john-hallows-way>

### EXTERNALLY

Externally to the front elevation the property benefits from an extensive block paved driveway leading up to the detached double garage which offers ample space for off road parking. To the side and rear elevation you will find outside lighting and water tap, electric car charging point, a private lawned garden with a patio area having space for outdoor furniture. Perfect for use during the Spring / Summer months.





Hilton &  
Horsfall

Hilton &  
Horsfall









#### DETACHED DOUBLE GARAGE 5.35m x 5.59m (17'6" x 18'4" )

With an up and over electric garage style door, having full electrics and lighting and ample space for storage and off road parking.

#### ADDITIONAL INFORMATION

The property benefits from underfloor heating throughout the property and has a heat source pump.

#### LOCATION

Living in Newchurch-in-Pendle offers an exceptional lifestyle, blending rural charm with modern conveniences. Set in a quiet cul-de-sac with stunning views of Pendle Hill, this peaceful village is ideal for families and professionals alike. The property benefits from fibre broadband for fast, reliable connectivity and a Ring doorbell for added security. St Mary's Primary School is within walking distance, perfect for young families, and a regular bus service provides convenient links to Clitheroe and surrounding areas. Plus, the thriving village of Barrowford is just a short drive away, offering boutique shops, cafes, and popular dining spots, all while enjoying the tranquility of this picturesque countryside setting.

#### PRECISE LOCATION

<https://w3w.co/adjusting.dash.presuming>

#### 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](http://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.











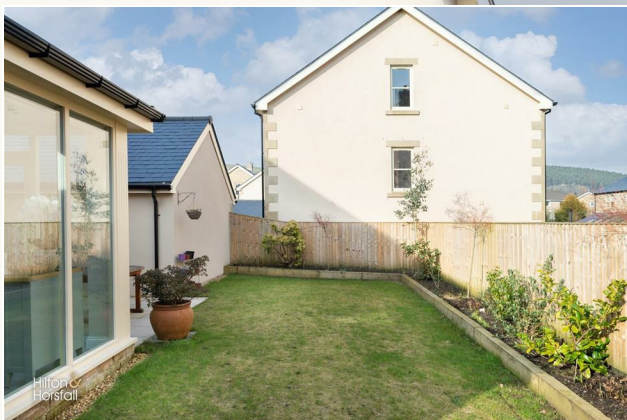




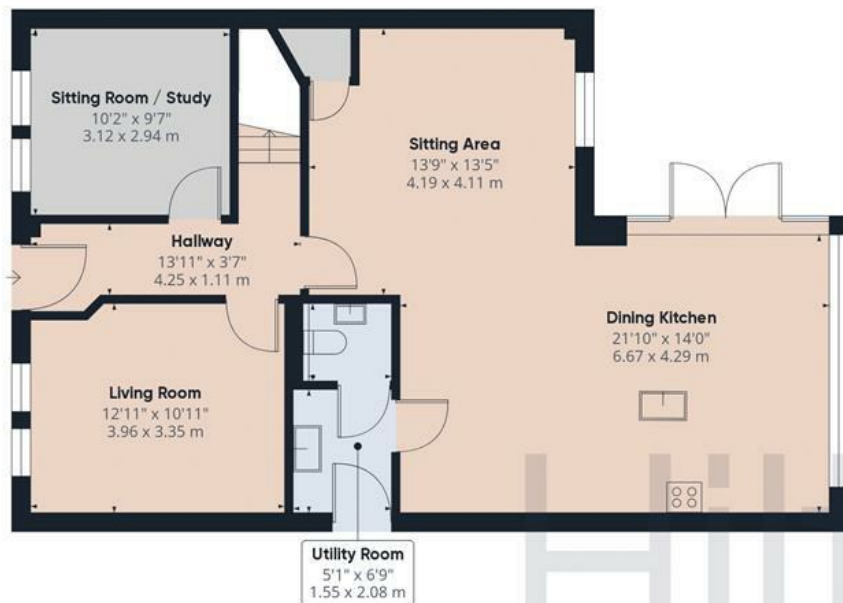












Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Hilton &  
Horsfall  
PRESTIGE

Approximate total area<sup>(1)</sup>

2233.06 ft<sup>2</sup>

207.46 m<sup>2</sup>

Reduced headroom

59.25 ft<sup>2</sup>

5.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



RIBBLE VALLEY  
20 WELLGATE,  
CLITHEROE, BB7 2DP  
01200 435 667

BURNLEY & PENDLE  
75 GISBURN ROAD,  
BARROWFORD, BB9 6DX  
01282 560 024

Hilton & Horsfall  
PRESTIGE

#### 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](http://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.

