

# Beckside House, Wycoller Road, Wycoller

OFFERS IN THE REGION OF £699,950











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- ♦ Idyllic Location
- ♦ Detached Property
- ♦ Abundance of Character
- ♦ Fully Rennovated
- ♦ Approx 0.45 acre plot
- ♦ Detached Building with Potential for an Annex
- ♦ No Chain

Nestled in Wycolter, Lancashire, Beckside House on Wycolter Road offers an a modern character property. This large two-story home boasts three bedrooms and two bathrooms. The ground floor features a stunning modern kitchen, complete with a centre island, a spacious family sized living room, a large sun room opening onto the garden. There is also a WC on the ground floor for convenience and a side porch. Upstairs are three spacious bedrooms, one of which has a modern shower room en-suite and a modern four piece house bathroom. Additionally, the property has a private detached annex. Externally is a pebbled driveway offering off road parking for several cars accessed via manual gates, a large private garden and an additional piece of land attached to the garden, perfect for the spring and summer months. The location gifts a fascinating neighbourhood. The property is in proximity to the beautiful Wycolter Country Park, the charming Bronte View Campground, the historic Aisled Barn museum, and the Fosters Leap Farm, presenting opportunities for outdoor exploration and enjoyment of local culture. A truly beautiful property with an abundance of charm and character. Part ex will be considered.











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## GROUND FLOOR

### ENTRANCE

With a solid hard wood door leading to:

### HALLWAY

A welcoming entrance hallway with tiled flooring, 1x radiator and LED spotlights.

### DOWNSTAIRS W.C

A modern two piece suite with a push button w.c, pedestal sink with matte black mixer tap, partially tiled walls, LED spotlights and a solid hard wood double glazed window to the front elevation.

### LIVING ROOM 6.84m x 3.98m (22'5" x 13'0")

A family sized living room with a multi fuel stove set within a stone fireplace, television point, 1x radiator, LED spotlights and a solid hard wood double glazed window to the front elevation.

### SUN ROOM 3.94m x 3.24m (12'11" x 10'7")

A spacious sun room with ample room for furniture, LED spotlights, 1x radiator, a solid hard wood double glazed window to the rear elevation and a solid hard wood door leading to the garden.

### DINING KITCHEN 6.84m x 3.64m (22'5" x 11'11")

A modern fitted kitchen with a range of wall and base units and contrasting worktops over, built in appliances such as a dishwasher, four ring electric hob, oven and grill, plate warmer and wine fridge. The kitchen also boasts an island, extractor hood, 1x radiator, LED spotlights, 2x solid hard wood double glazed windows to the rear and side elevations and a solid hard wood door leading outside.

### SIDE PORCH

Accessed from the kitchen with LED spotlights, a solid hard wood double glazed window to the side elevation and a solid hard wood door leading outside.

### FIRST FLOOR / LANDING

An open landing with access to the loft.

### BEDROOM ONE 4.74m x 4.30m (15'6" x 14'1")

A large double bedroom with a walk in wardrobe, 1x radiator, LED spotlights and 2x solid hard wood double glazed windows to the rear and side elevations.

### EN-SUITE 1.99m x 3.06m (6'6" x 10'0")

A modern three piece suite with under floor heating, shower tray with rainfall shower head over, push button w.c, pedestal sink with matte black mixer tap, built in bluetooth speakers, heated towel rail, fully tiled walls, LED mirror, LED spotlights and a solid hard wood double glazed window to the front elevation.

### BEDROOM TWO 3.91m x 3.41m (12'9" x 11'2")

A bedroom of double proportion with fitted wardrobes, LED spotlights, 1x radiator and a solid hard wood double glazed window to the front and side elevations.

### BEDROOM THREE 2.85m x 3.75m (9'4" x 12'3")

A good sized double bedroom with fitted wardrobes, 1x radiator, LED spotlights and a solid hard wood double glazed window to the rear elevation.

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#### **BATHROOM**

A modern four piece suite with under floor heating, free standing bath, shower cubical with rainfall shower over, vanity sink with mixer tap, push button w.c, heated towel rail, built in bluetooth speakers, LED mirror, LED spotlights, fully tiled walls, extractor fan and a solid hard wood double glazed window to the front elevation.

#### **ANNEX**

A useful annex current used as a bar/ music room with LED spotlights, w.c, solid hard wood floor to ceiling windows and solid hard wood double glazed French door to access the annex.

#### **ADDITIONAL LAND**

An ideal opportunity to extend the current garden.

#### **360 DEGREE VIRTUAL TOUR**

<https://bit.ly/beckside-house-wycoller>

#### **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.

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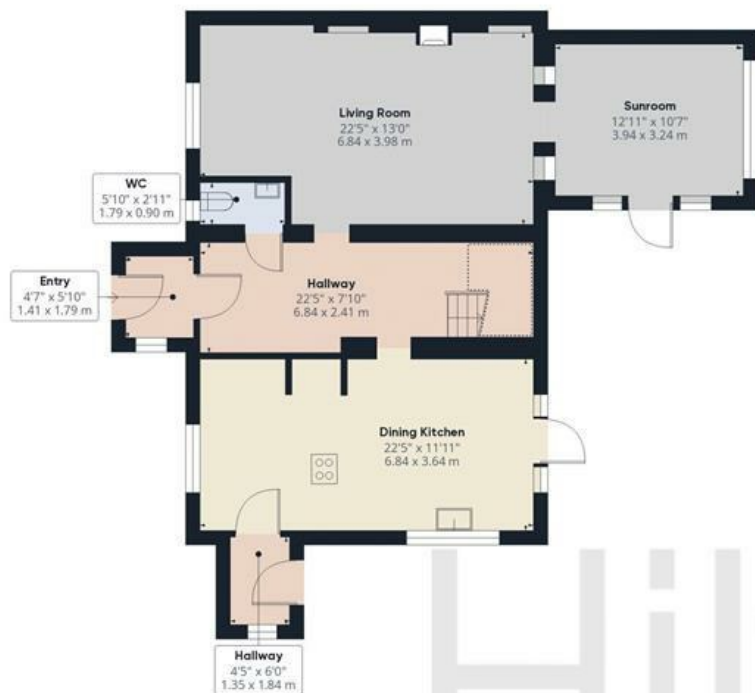








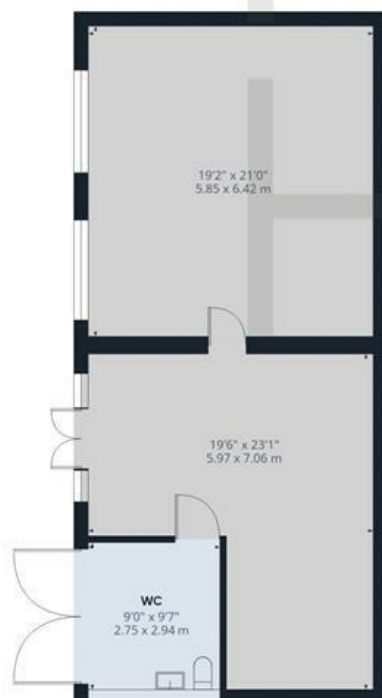




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2492.06 ft<sup>2</sup>

231.52 m<sup>2</sup>

Reduced headroom

35.59 ft<sup>2</sup>

3.31 m<sup>2</sup>

(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.



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

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

Hilton & Horsfall  
PRESTIGE

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