



Total area: approx. 334.9 sq. metres (3604.3 sq. feet)
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions based upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Copsherd, Copster Green, BB1 9EW

Asking Price £699,950

A PRESTIGIOUS AND DYNAMIC DETACHED FAMILY HOME WITH PANORAMIC VIEWS IN AN ENVIABLE POSITION

Nestled on a generous plot on the charming Green area, this beautifully presented home offers an abundance of space, versatility, and captivating views. Prepare to be impressed by its unique features and outstanding gardens! This delightful home exudes character and charm, with original features that capture the essence of comfortable living. As you step through the vestibule into the spacious hallway, you'll immediately feel the warmth of this inviting space. The lounge, overlooking the picturesque Green and offering views towards Longridge Fell, provides a sublime and cosy living area. Its characterful open fire takes centre stage, creating an inviting focal point.

Adjacent to the hallway, a second living room awaits. This room features a charming fireplace and could easily serve as a formal dining room. Its convenient proximity to the kitchen ensures seamless entertaining. However, the real showstopper internally is the kitchen/dining room located across the back of the property. This large open space caters to modern family living, with a beautifully fitted kitchen, island, dining and seating area, with extensive purpose built, glass patio doors opening out onto the balcony. From there, you can enjoy beautiful uninterrupted countryside views over the Ribble Valley, Pendle Hill, and beyond. This stunning space is perfect for entertaining friends and family. The versatile lower ground floor, with patio doors to the rear garden, houses a superb entertainment room but could also serve as an additional bedroom or office. To the first floor is a spacious landing with doors leading to four double bedrooms each with stunning countryside views. Two of the bedrooms benefit from ensuite facilities, the main bedroom also has a dressing area.

The property is set within a generous 3/4 acre plot garden with off road parking. Call our Clitheroe Office to arrange your viewing!

Copshers, Copster Green, BB1 9EW

Asking Price £699,950



- Impressive Detached Family Home Boasting approx 3600 sqft
- Open Plan Living Dining Kitchen
- Fantastic Village location ideal for commuting & schools whilst enjoying rural living

- Four Bedrooms with potential to convert lower ground floor into 5th bedroom or separate annexe
- 3/4 of an Acre Plot with uninterrupted panoramic views of the Ribble Valley & Beyond
- Freehold

- Set Over Three Floors
- Off Road Parking & Garage with Extensive Rear Garden
- Council Tax Band F

Ground Floor

Entrance Vestibule

5'5 x 5' (1.65m x 1.52m)

UPVC double glazed front entrance door, UPVC double glazed frosted circular window, cornice coving and door to the hallway.

Hallway

Central heating radiator, cornice coving, corbels, two feature wall lights, stairs to the first floor, understairs storage, door to reception room one and open to reception room two.

Reception Room One

14'6 x 13'7 (4.42m x 4.14m)

UPVC double glazed box bay window, central heating radiator, cast iron open fire with tiled cheeks, granite hearth and wooden mantel, picture rail, cornice coving, ceiling rose and wood laminate flooring.

Reception Room Two

14'5 x 13'3 (4.39m x 4.04m)

Central heating radiator, wall inset living flame gas fire, television point, cornice coving, spotlights and open to the family room and door to the kitchen.

Open Plan Living Kitchen / Living / Dining Room

28'3 x 18'9 (8.61m x 5.72m)

Three UPVC double glazed windows, two central heating radiators, range of wall and base units with granite surfaces, centre island with breakfast bar, oven and grill in a high rise unit, electric hob, extractor hood, integrated microwave oven, stainless steel one and a half bowl sink with draining ridges and mixer tap, space for American fridge freezer, integrated dishwasher, plinth heater, Kamdean flooring, UPVC double glazed sliding doors to the rear balcony, open to the inner hall and door to the utility.

Inner Hall

9'5 x 7' (2.87m x 2.13m)

UPVC double glazed window, central heating radiator, smoke alarm, Kamdean flooring, stairs to the lower ground floor and doors to storage and WC.

WC

4'10 x 3' (1.47m x 0.91m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin and Kamdean flooring.

Utility Room

10'1 x 5'10 (3.07m x 1.78m)

Range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, space for fridge and dryer, plumbing for washing machine, spotlights, wood laminate flooring and door to the garage.

Garage

20'4 x 17'10 (6.20m x 5.44m)

UPVC double glazed window, partially tiled flooring, central heating radiator, boiler and electric up and over door.

Hallway/Study

8'8 x 8'4 (2.64m x 2.54m)

Central heating radiator, spotlights, Kamdean flooring and doors to cellar rooms and games room.

Entertainment Room

28'3 x 13'5 (8.61m x 4.09m)

UPVC double glazed window, two central heating radiators, Kamdean flooring and two sets of UPVC double glazed French doors to the rear.

First Floor

Landing

UPVC double glazed frosted window, central heating radiator, alarm panel and doors to four bedrooms, bathroom and storage.

Bathroom

8'11 x 5'6 (2.72m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, double bath with rinse head, corner direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom One

13'6 x 9'9 (4.11m x 2.97m)

Central heating radiator, spotlights, door to en suite and open to the dressing room.

Dressing Room

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window and spotlights.

En Suite

9'6 x 9'4 (2.90m x 2.84m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, corner bath with jets, multi jet shower unit, part tiled elevations, extractor fan and tiled flooring.

Bedroom Two

14'5 x 13'5 (4.39m x 4.09m)

UPVC double glazed box bay window, central heating radiator and door to en suite.

En Suite

7'10 x 5'6 (2.39m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, central heating radiator, dual flush WC, wall mounted wash basin, walk in direct feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

15'1 x 9'2 (4.60m x 2.79m)

Two UPVC double glazed windows, central heating radiator, spotlights and wood laminate flooring.

Bedroom Four

14' x 9'2 (4.27m x 2.79m)

Two UPVC double glazed windows, central heating radiator and wood laminate flooring.

Storage Room

5'6 x 4'5 (1.68m x 1.35m)

External

Front

Gravel chippings, bedding areas and block paved off road parking leading to the garage.

Rear

Stone paved patio with large decked balcony above, outdoor tap, multiple electrical points, outdoor toilet, bedding areas and an extensive laid to lawn garden with open views.



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