



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Knowsley Road, Wilpshire, BB1 9PN

£750,000

AN EXQUISITE DETACHED FAMILY HOME

Situated on Knowsley Road in the charming village of Wilpshire, this exquisite five/six bedroom detached family home is a being proudly welcomed to the market. Set on a generously sized private plot, the property boasts an enviable wrap-around garden that offers a perfect blend of outdoor space for relaxation and play.

Built in the early 1900s by a Blackburn mill owner, this residence is steeped in history and character. The home has been thoughtfully updated to combine luxurious living with its original charm, featuring stunning period details and stylish interiors that create a warm and inviting atmosphere.

Inside, you will find three spacious living areas that provide ample space for family gatherings and entertaining guests. The property includes two well-appointed full bathrooms, ensuring convenience for the whole family. The impressive extension adds to the living space, while the neutral decorations throughout allow for personal touches to be easily added.

For those in need of additional space, the fantastic mezzanine area presents the opportunity to create a sixth bedroom or a versatile space to suit your needs. The property also benefits from ample off-road parking and an impressive double garage, making it ideal for families with multiple vehicles. The property also benefits from an extensive loft space perfect for those needing extra storage space.

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5

3

2

D

■ Tenure Freehold

■ Ample Off Road Garage With Access To A Double Garage

■ Enviaible Wrap Around Garden

■ Easy Access To major Network Links

■ Council Tax Band G

■ Set On A Private Plot

■ Abundance Of Indoor Space

■ EPC Rating D

■ Viewing Essential

■ Panoramic Countryside Views

Ground Floor

Entrance

Hard wood single glazed door to vestibule.

Vestibule

7'6 x 3'10 (2.29m x 1.17m)

Coving, dado rail, original tiled floor and hard wood single glazed frosted leaded door to hall.

Hall

13' x 7'6 (3.96m x 2.29m)

UPVC double glazed sash window, central heating radiator, coving, dado rail, under stairs storage, hard wood doors to two reception rooms, kitchen, WC and stairs to first floor.

WC

5'3 x 2'11 (1.60m x 0.89m)

UPVC double glazed frosted sash window, two piece suite, low flush WC, wall mounted wash basin and meter cupboard.

Reception Room One

15'7 x 14'3 (4.75m x 4.34m)

UPVC double glazed sash bay window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, solid oak mantle, feature wall light and television point.

Reception Room Two

18'9 x 16'10 (5.72m x 5.13m)

Two UPVC double glazed sash window, central heating radiator, coving, ceiling rose, four feature wall lights, cast iron multi fuel burner with stone hearth, television point and UPVC double glazed French doors to rear.

Kitchen

22'7 x 14'2 (6.88m x 4.32m)

Two UPVC double glazed sash window, two central heating radiators, spotlights, range of gloss wall and base units, Korian * grade six granite work surface, stainless steel one and a half sink and drainer with mixer tap, two integrated electric Neff ovens, combination microwave/convector oven and warming drawer, five ring induction hob, extractor hood, space for American fridge freezer, integrated dishwasher, integrated breakfast bar, pendant lighting, projector with cabinet screen, granite effect vinyl flooring, open to hall and composite double glazed stable door to rear.

Hall

11'5 x 6'8 (3.48m x 2.03m)

Upright central heating radiator, spotlights, granite effect vinyl flooring, open to dining room and door to double garage.

Double Garage

17'10 x 16'5 (5.44m x 5.00m)

Power, lighting, Worcester Greenstar high flow boiler, plumbed for washing machine/dryer, Belfast sink with mixer tap, electric roller shutter door with keypad and tiled floor.

Dining Room

18' x 11'11 (5.49m x 3.63m)

Central heating radiator, integrated sound system, television point, cast iron Hose multi fuel burner, two UPVC double glazed sliding doors to rear and door to inner hall.

Inner Hall

8' x 5'10 (2.44m x 1.78m)

Tiled elevation, tiled floor, door to WC and stairs to mezzanine.

WC

5'10 x 3'8 (1.78m x 1.12m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled floor.

First Floor

Mezzanine/Bedroom Six

17'1 x 12'2 (5.21m x 3.71m)

Velux window, central heating radiator and door to office.

Office

16' x 8'1 (4.88m x 2.46m)

UPVC double glazed window, central heating radiator and integrated desk.

First Floor

Landing

36'11 x 7'6 (11.25m x 2.29m)

Three UPVC double glazed sash windows, central heating radiator, four feature wall lights, coving, dado rail, doors to four bedrooms, bathroom and further landing.

Bedroom Two

14'2 x 14' (4.32m x 4.27m)

UPVC double glazed sash window, central heating radiator and two feature wall lights.

Bedroom Three

14'2 x 10'7 (4.32m x 3.23m)

UPVC double glazed sash window, central heating radiator and pedestal wash basin.

Bedroom Four

12'10 x 9'4 (3.91m x 2.84m)

UPVC double glazed sash window and central heating radiator.

Bedroom Five

12'10 x 9'4 (3.91m x 2.84m)

UPVC double glazed sash window and central heating radiator.

Bathroom

14'2 x 7'9 (4.32m x 2.36m)

Two UPVC double glazed sash windows, central heating radiator, high bowl WC, bidet, enclosed direct feed rainfall shower, roltop free standing bath with mixer tap, two pedestal wash basin, tiled elevation, wood panel elevation, extractor fan, loft access and tiled floor.

Further Landing

14'2 x 3'4 (4.32m x 1.02m)

Loft access, dado rail and door to bedroom one.

Bedroom One

25'11 x 12'9 (7.90m x 3.89m)

UPVC double glazed sash window, upright central heating radiator, spotlights, television point, doors to en suite and walk in wardrobe.

En Suite

9' x 6'7 (2.74m x 2.01m)

UPVC double glazed sash window, central heating towel rail, under floor heating, enclosed direct feed rainfall shower, double vanity top wash basin with mixer taps, dual flush WC, tiled elevation, spotlights and tiled floor.

Walk In Wardrobe

14'11 x 3'9 (4.55m x 1.14m)

Velux window and spotlights.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubs, access to storage room, outbuilding (previous stable). Pergola and lighting.

Outbuilding

15'10 x 12'2 (4.83m x 3.71m)

UPVC double glazed window.

Front

Electric gated entry to off road parking, car port, bedding areas and mature shrubs.

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