



An architecturally designed, five-bedroom detached residence of outstanding quality, set within the sought-after village of Cliviger and enjoying uninterrupted panoramic views across open Lancashire countryside. Completed in 2018 to exacting standards, this remarkable home offers an inspired blend of contemporary design, sophisticated interiors, and functional family living, all set behind a secure electric-gated entrance on prestigious Red Lees Road.

Constructed with a striking façade of stone and glass, this modern masterpiece boasts over 3,500 sq ft of luxurious accommodation arranged over two floors. The home's elevated position and extensive use of glazing maximise the stunning front-facing vistas, while acoustic glazing ensures quiet indoor serenity. Vaulted ceilings, mood lighting, and beautifully landscaped gardens all contribute to an exceptional living environment, thoughtfully crafted for both style and comfort.

A paved covered canopy porch welcomes you into a light-filled entrance hall with a gallery-style mezzanine landing above. An L-shaped staircase and a series of skylights flood the space with natural light, while a sleek two-piece cloakroom and integral access to the garage offer day-to-day practicality. The principal reception spaces are beautifully appointed. To the front, the elegant living room enjoys a large bay window, detailed coving, and ambient mood lighting. A stunning slate and marble fireplace, complete with a backlit surround and an Arrow log-burning stove, creates an inviting focal point. Double sliding doors open into the formal dining room, seamlessly connecting to the open-plan kitchen and snug, ideal for entertaining on any scale.

The kitchen/diner is a true showpiece, combining clean-lined design with premium materials and appliances. A central island with quartz worktops incorporates an informal dining space, inset dual sinks (one with an instant boiling water tap), and extensive storage. High-end integrated AEG appliances include a triple oven, induction hob, extractor fan, and dishwasher. This expansive space flows into a snug area with bi-folding doors opening onto the rear patio, creating the perfect setting for indoor-outdoor living. Additional ground floor accommodation includes a cinema room with bespoke acoustic paneling, integrated media wall, and bi-folding doors onto the garden—offering a luxurious space to unwind or entertain. A separate utility room is fitted with base units, an inset sink, and plumbing for laundry appliances.

Ascending to the first floor, the impressive mezzanine landing leads out through sliding doors to a front-facing balcony, a perfect vantage point to enjoy the sweeping countryside views. The principal bedroom is a tranquil retreat, boasting a vaulted ceiling, Juliette balcony, dressing room, and a chic three-piece en-suite shower room. The second bedroom mirrors the elegance of the first, also featuring a Juliette balcony and vaulted ceiling, capturing uninterrupted rural outlooks.

Bedrooms three and four are generously proportioned doubles, designed as mirror images - each complete with fitted wardrobes, alcove shelving, and beautifully tiled en-suite shower rooms. Bedroom five, currently used as a home office, is bathed in natural light from three skylights and provides versatile space for work or additional guests. The luxurious four-piece family bathroom exudes spa-like sophistication, featuring a freestanding tiled-panelled bath with inset wall-mounted television, walk-in shower, tiled flooring and walls, and a wall-mounted vanity unit, finished with automated mood lighting for a calming ambiance.

Externally, the rear garden is a landscaped sanctuary, thoughtfully designed with multiple zones for relaxation and entertainment. A full-width stone patio provides a seamless transition from the home, with separate decked seating areas and a lawn framed by raised beds and lush planting. A large pergola currently houses a high-end swim spa, available by separate negotiation with 3pc shower room off a composite decked outdoor kitchen. To the rear of the gardens is a large detached single garage with electric up and over doors leading out onto Red Lees Avenue. To the front, a manicured lawn is bordered by stone and gravel detailing, while a remote-controlled electric gate opens onto a sweeping tarmac driveway providing ample parking and access to the integral single garage with electric up-and-over door.

The property is located in the rolling hills of Lancashire's South Pennines, Cliviger is a picturesque rural village with a rich heritage and an exceptional quality of life. Steeped in history dating back to the Domesday Book, the area offers a rare blend of countryside tranquillity and commuter convenience. Cliviger is perfect for families, professionals, and outdoor enthusiasts alike. It falls within the catchment area for well-regarded primary and secondary schools, including nearby Burnley's acclaimed grammar and academy options. For commuters, it offers excellent road and rail links to Burnley, Manchester, and the wider North West. Local amenities include charming country pubs, scenic walking routes, and access to the Forest of Burnley trail network, with Towneley Park and the Cliviger Gorge right on the doorstep. The village retains a strong sense of community, while Burnley's vibrant town centre is just a short drive away for shopping, dining, and entertainment.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band D.

### Energy Rating (EPC)

TBC.

### Viewings

Strictly by appointment only.

### Office Hours

53 King Street, Whalley BB7 9SP

Monday to Friday 9.00am to 5.00pm

Saturday 9.30am to 2.30pm

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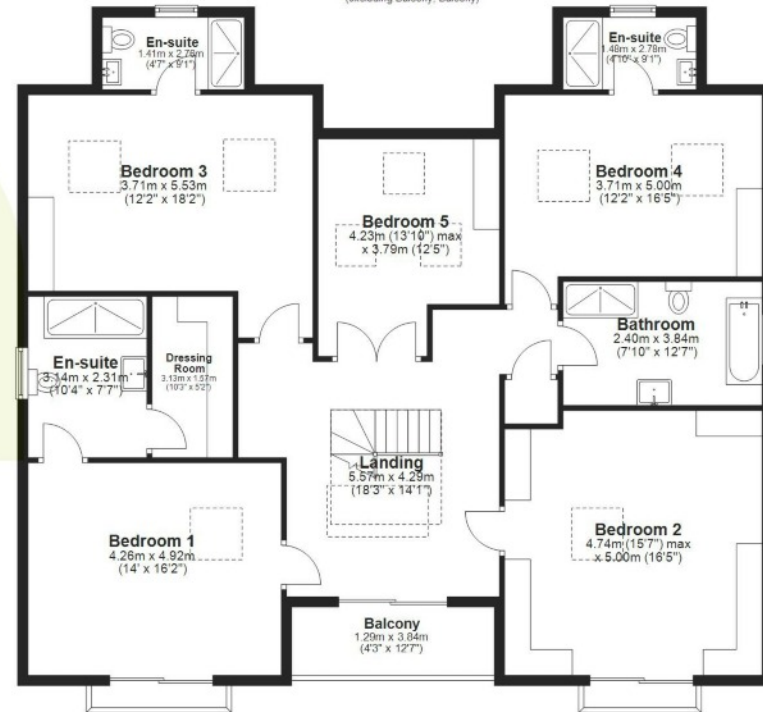
### Ground Floor

Main area: approx. 167.9 sq. metres (1807.0 sq. feet)  
Plus garages: approx. 33.6 sq. metres (362.0 sq. feet)



### First Floor

Approx. 161.1 sq. metres (1734.0 sq. feet)  
(excluding Balcony, Balcony)



Main area: Approx. 329.0 sq. metres (3541.0 sq. feet)

Plus garages, approx. 33.6 sq. metres (362.0 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
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# meet the team



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