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## Woodplumpton Road, Burnley, BB11 3RS Offers Over £499,950

AN EXQUISITE PERIOD PROPERTY WITH NO CHAIN DELAY

Set back off Woodplumpton Road in Burnley, Higher Small Hazels is a remarkable detached house that dates back to 1660, originally part of the esteemed Towneley family estate. This exceptional property is steeped in history and character, showcasing stunning original features that blend seamlessly with modern updates.

The home boasts an impressive layout, featuring four spacious living areas that provide ample space for relaxation and entertainment. With six well-appointed bedrooms, including four in the main house and two in a newly constructed annex, this residence offers versatility for families of all sizes. The annex, completed within the last eighteen months, is particularly suited for elderly relatives or guests, ensuring comfort and privacy.

At the heart of the home lies a magnificent open-plan kitchen diner, adorned with bespoke Silestone quartz surfaces, perfect for culinary enthusiasts and family gatherings. The property is presented to the highest standard, allowing you to move in with ease and start enjoying your new home immediately.

Outside, the property is equally impressive, featuring a gated plot with ample off-road parking and a detached garage. The stunning wrap-around gardens provide a picturesque setting, surrounded by the tranquility of the countryside and offering panoramic views, including the nearby Burnley golf club.

# Woodplumpton Road, Burnley, BB11 3RS

Offers Over £499,950



- Outstanding Detached Property with Self Contained Annex
- Bursting with Character and Charm
- Ample Off Road Parking and Detached Garage
- EPC Rating F

## Ground Floor

### Entrance Porch

4'10 x 2'4 (1.47m x 0.71m)

UPVC double glazed front door, UPVC double glazed window, tiled flooring and UPVC double glazed frosted door to hall.

### Hall

8'11 x 6'7 (2.72m x 2.01m)

Central heating radiator, fitted storage, doors leading to reception room one/study, WC and reception room two.

### Reception Room One/Study

13'11 x 12'7 (4.24m x 3.84m)

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

### WC

6'7 x 3'0 (2.01m x 0.91m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, wood panel elevation and Armitco flooring.

### Reception Room Two

23'4 x 14'3 (7.11m x 4.34m)

UPVC double glazed frosted window, hardwood single glazed window, UPVC double glazed window with secondary glazing, two central heating radiators, spotlights, cast iron multifuel burner with stone hearth and oak mantel, television point, wood effect Armitco flooring, single glazed door to dining room and UPVC double glazed French doors to conservatory.

### Conservatory

25'1 x 11'6 (7.65m x 3.51m)

UPVC double glazed windows, four feature wall lights, polycarbonate roof, television point, tiled flooring and UPVC double glazed French doors to rear.

### Dining Room

18'4 x 15'5 (5.59m x 4.70m)

UPVC double glazed window with triple glazing and solid oak window sills, Velux window, two central heating radiators, stone fireplace, exposed beams, spotlights, under stairs storage, wood effect Kardean flooring, two single glazed doors to kitchen, single glazed door to utility and stairs to first floor.

### Kitchen

18'1 x 18'0 (5.51m x 5.49m)

Two UPVC double glazed windows with triple glazing, reclaimed cast iron central heating radiator, exposed beams, range of solid wood panelled wall and base units with Silestone quartz work surfaces, Silestone quartz inset sink with boiling water mixer tap, three door range cooker with five ring induction hob and extractor hood, integrated dishwasher, spotlights, stone flag flooring, UPVC double glazed frosted door to rear, UPVC double glazed frosted door to conservatory, double doors to larder and door to stairs to lower ground.

### Larder

5'3 x 5'2 (1.60m x 1.57m)

UPVC double glazed window, integrated shelving and tiled flooring.

- Six Bedrooms
- No Chain Delay
- Tenure Freehold
- Three Bathrooms
- Stunning Wraparound Gardens
- Council Tax Band F

## Utility

7'8 x 5'6 (2.34m x 1.68m)

Central heating radiator, range of panelled base units with solid wood work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, wood effect Armitco flooring and UPVC double glazed frosted door to rear.

## Lower Ground Floor

### Cellar

9'9 x 8'11 (2.97m x 2.72m)

Power, lighting and tanked.

## First Floor

### Landing

19'11 x 4'11 (6.07m x 1.50m)

Central heating radiator, wood effect Kardean flooring, hardwood doors leading to four bedrooms and family bathroom.

### Bedroom One

15'4 x 14'11 (4.67m x 4.55m)

Two UPVC double glazed windows with triple glazing, central heating radiator, exposed oak beam, fitted wardrobes, two feature wall lights, wood effect lino flooring and sliding door to en suite.

### En Suite

7'8 x 4'9 (2.34m x 1.45m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with traditional taps, electric feed shower enclosed, tiled elevations, spotlights and lino flooring.

### Bedroom Two

12'10 x 11'4 (3.91m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bedroom Three

12'10 x 11'1 (3.91m x 3.38m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Four

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed window with triple glazing, exposed beam and fitted wardrobes.

### Bathroom

7'1 x 5'4 (2.16m x 1.63m)

UPVC double glazed window, central heating radiator, low basin WC, panel bath with mixer tap and rinse head, wall mounted wash basin with traditional taps, tiled elevations, spotlights, integrated linen cupboard and lino flooring.

### External

Wraparound garden with laid to lawn, paving, bedding, mature shrubbery, two wood stores, pond, barn, 2000L water tank/oil heater and boiler, gated driveway, access to double garage and annex.

