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PRESTIGE

Robin Hill, Wheatley Lane Road, Barrowford

£915,000


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Wheatley Lane Road, Barrowford

£915,000

- Prestigious detached family residence
- Five bedrooms, master with en-suite
- Approx. 0.35 acre private plot
- Gated driveway and double garage
- Stunning mature landscaped gardens
- Sought-after Wheatley Lane Road location

An amazing opportunity to acquire this five bedroomed detached dwelling, located in one of the area's most popular positions. This family sized home has high quality fittings and décor throughout, with many noteworthy features and briefly comprising of: an entrance vestibule leading through to a spacious reception hallway, cloakroom, home office, main lounge which over looks the rear garden and has double doors leading through to the sitting room, a perfect space for entertaining guests. You will also find the dining room, fitted dining kitchen, pantry and utility room to the ground floor. On the first floor you will find a large landing area with 2x radiators, a double glazed hard wood doors leading out to the rear balcony with views over the garden, five well proportioned bedrooms (master with en suite bathroom) and a four piece bathroom suite. Externally to the front you will find two iron electrically operated gates, a large tarmac driveway with turning area, mature trees, lawn, access to the double detached garage via electric 'up and over' style garage door and a circular stone flagged patio. To the rear is a large enclosed garden with a large raised flagged patio, lawn area with access to the detached stone built summer house, mature trees, flower beds and shrubs. A perfect area for use during the summer months. This is one not to be missed. Early viewings are advised to avoid disappointment.


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GROUND FLOOR
A traditional oak wood panelled front door leading into:

ENTRANCE VESTIBULE
With tiled flooring, 1x radiator, coving and a double glazed hard wood window to the side elevation. With access through to the reception hallway via a multi pain glazed door.

RECEPTON HALLWAY
A large, bright and airy reception hallway with an open balustrade staircase leading to the first floor / landing, a large feature stained glass window to the front elevation, oak wood flooring, coving, picture rail, 2x radiators , 2x double doors leading out to the rear garden and an under stairs storage cupboard.

INNER HALLWAY
With oak wood flooring, ornate coving, 1x radiator and a double glazed hard wood window to the front elevation.

CLOAKROOM
A 2-piece bathroom suite comprising of: a low level w.c, pedestal sink with gold effect taps, extractor fan and partially tiled walls.

HOME OFFICE 5.041m x 3.331m (16'6" x 10'11")
A great addition to the property with high quality fitted shelving, cupboards, fitted desk, hard wood flooring, recessed spot lights, 1x radiator and a double glazed hard wood window to the front elevation.

SITTING ROOM 4.832m x 4.278m (15'10" x 14'0")
A family sized room with oak wood flooring, views over looking the rear garden, a oak feature fire place with coal effect gas fire, marble hearth, television point, telephone point, 2x radiator, 4x wall lights, picture rail, ornate coving, oak wood flooring and a large double glazed hard wood window to the rear elevation. With solid wooden double doors leading into the sitting room.

MAIN LOUNGE 8.256m x 4.784m (27'1" x 15'8")
A large room which is perfect for entertaining guests. With a stone arched feature fire place with a stone hearth, cast iron log burner, ceiling rose, ornate coving, oak wood flooring, 2x radiators, 2x wall lights and 1x large double glazed hard wood bay window and 2x double glazed hard wood windows to the rear elevation.

DINING ROOM 4.831m x 5.412m (15'10" x 17'9")
With a large feature double glazed hard wood framed square bay window with window seating, 1x radiator, coving, oak wood flooring, coal effect gas fire set within a hard wood fire place with marble hearth / surround, 4x wall lights, ample space for a dining table and chairs and a solid wooden door leading through to the dining kitchen.

DINING KITCHEN 6.400m x 3.914m (20'11" x 12'10")
A spacious dining kitchen offering a range of solid wood fitted wall and base units, Corian work surfaces over, tiled flooring, tiled splash backs, ample space for a dining table and chairs, 1x velux skylight window, navy gas Aga, under counter lights, telephone point, television point, recessed spot lights, integrated Neff dishwasher, integrated Neff grill, inset sink with a gold effect mixer tap, waste disposal unit, under counter integrated fridge, 1x radiator and a double glazed hard wood window to the front elevation.

UTILITY ROOM 4.989m x 2.767m (16'4" x 9'0")
A spacious utility room with 2x double glazed hard wood window to the side elevation, 1x velux double glazed window, Belfast sink, gold effect taps, with a hot and cold water supply, storage cupboards, airing cupboard housing the Vailant gas combination boiler and plumbing for an automatic washing machine.

PANTRY
A large walk in pantry with a double glazed velux window and inbuilt shelving.

FIRST FLOOR / LANDING
A large landing area with 2x radiators, a double glazed hard wood door leading out to the rear balcony with views over the garden and access to the airing cupboard with fitted shelving and cylinder.

MASTER BEDROOM 8.156m x 4.253m (26'9" x 13'11")
A room of double proportions with 2x radiator, access to the loft hatch, recessed spot lights, telephone point, inbuilt mirrored wardrobes, fitted cupboards / dressing table and 2x double glazed hard wood windows to the rear elevation. With access through to the en suite bathroom.

EN SUITE BATHROOM
A 5-piece bathroom suite comprising of: a double air bath with a tiled surround, pedestal sink , low level w.c, bidet, walk in shower and steam room, wall mounted towel radiator and a large double glazed frosted glass hard wood window to the front elevation.

BEDROOM TWO 4.855m x 3.211m (15'11" x 10'6")
Another room of double proportions with 1x radiator, picture rail, partially tiled walls, ample space for a wardrobe and drawers, pedestal sink with gold effect taps and 2x double glazed hard wood windows to the front elevation.

BEDROOM THREE 4.300m x 4.216m (14'1" x 13'9")
Yet again a room of double proportions with fitted wardrobes, fitted drawers, 1x radiator, picture rail and a large double glazed hard wood window over looking the rear garden.

BEDROOM FOUR 4.881m x 3.728m (16'0" x 12'2")
A room of double proportions with fitted oak wood wardrobes, fitted oak wood drawers, 1x radiator and a double glazed hard wood window to the rear elevation, over looking the rear garden.

BEDROOM FIVE 2.619m x 2.696m (8'7" x 8'10")
A well proportioned room with 1x radiator and a double glazed window to the front elevation.

HOUSE BATHROOM
A 4-piece bathroom suite comprising of: a panelled bath with a mixer tap, over head shower attachment, pedestal sink, low level w.c, bidet, fully tiled walls, tiled flooring, 1x towel radiator and a double glazed frosted glass window to the front elevation.

DETACHED DOUBLE GARAGE 6.473m x 6.459m (21'2" x 21'2")
A large space which is ideal for car storage. With an 'up and over' electric style garage door, access to the partially boarded loft with a retractable ladder, side door, lighting, power and water installed.

SUMMER HOUSE 3.146m x 2.857m (10'3" x 9'4")
A stone detached summer house located in the rear garden, with lighting, power, inbuilt BBQ and water installed.


AGA


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LOCATION

Situated in one of Barrowford's most sought-after residential locations, Robin Hill enjoys a prime position along the prestigious Wheatley Lane Road, within the highly regarded Carr Hall conservation area. The property is conveniently placed for access to an excellent range of local amenities including boutique shops, cafés, restaurants and bars in Barrowford village centre, whilst also being within easy reach of highly regarded primary and secondary schools. Surrounded by beautiful countryside and scenic walking routes towards Pendle Hill and the Ribble Valley, the location perfectly combines a semi-rural setting with excellent connectivity to Burnley, Clitheroe and the M65 motorway network, making it ideal for both families and commuters alike.

ADDITIONAL INFORMATION

The property is on mains electricity, mains water, mains gas, mains sewerage and BT fibre connectivity. The tenure of the property is freehold, the council tax is band 'G' and is payable to Pendle Borough Council.

360 DEGREE VIRTUAL TOUR

http://bit.ly/robinhill-barrowford

PUBLISHING

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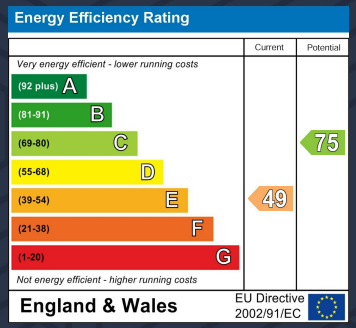

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Approximate net internal area: 3303.29 ft² (3395.26 ft²) / 306.89 m² (315.43 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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