



Windy Acres Burnley Road

Cliviger, Burnley

Ground Floor

The ground floor unfolds beautifully, beginning with an entrance porch opening directly into the impressive kitchen and dining room, a real centrepiece of the home. This generous space combines traditional country character with refined finishes, featuring shaker-style cabinetry, a Belfast sink, traditional range cooker, exposed brickwork and ample room for a substantial dining table. From here, there is access to a practical utility room and separate downstairs WC. The principal living room offers an inviting and elegant retreat, complete with exposed ceiling beams, oak flooring and a wood-burning stove set within a handsome stone fireplace. Beyond sits the charming snug, a more intimate reception space distinguished by its striking stable-style arched window, wall panelling and beautifully considered décor.

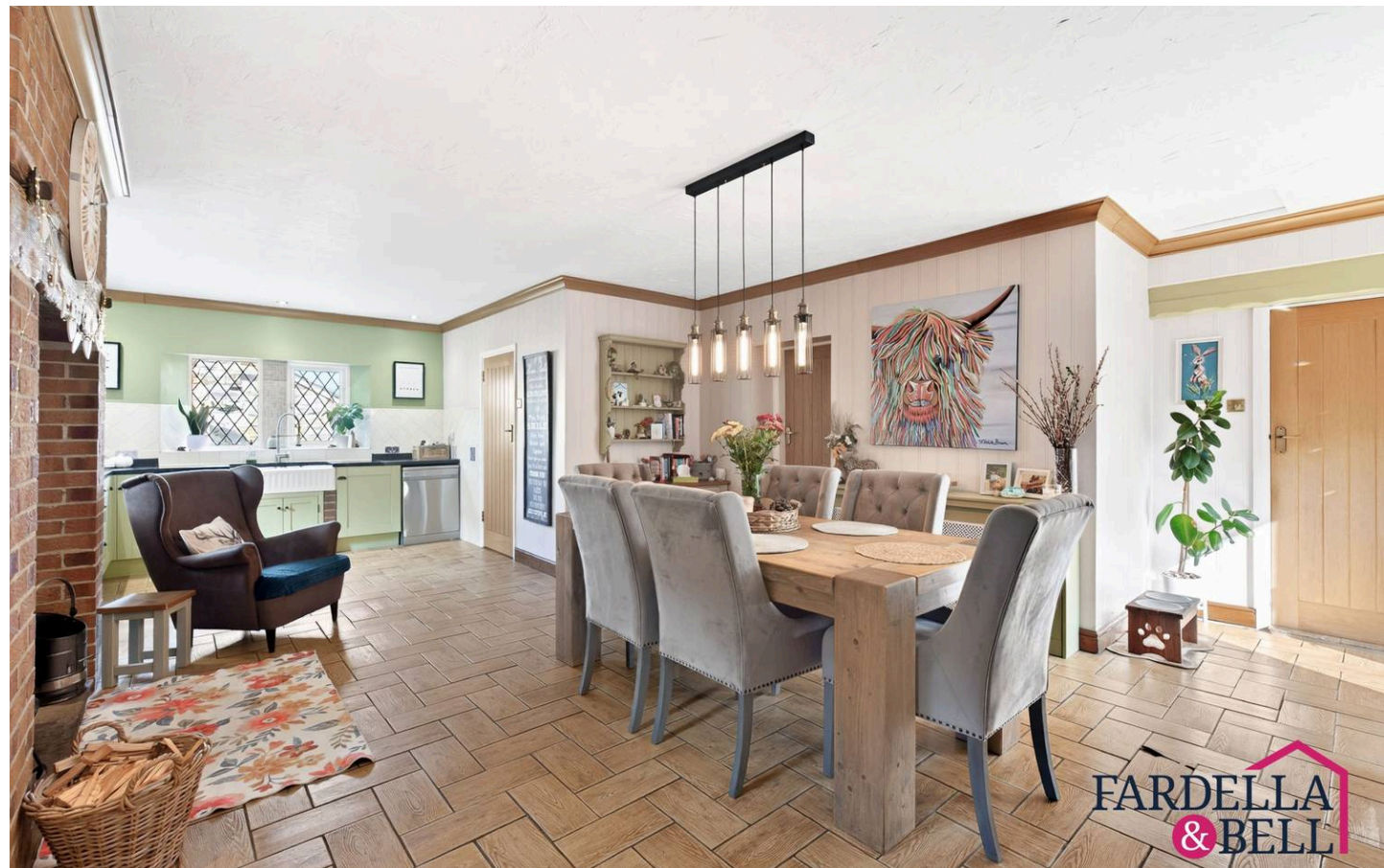


First Floor

The first floor is equally impressive, arranged around a beautifully presented landing with exposed timber detailing and a refined contemporary finish. There are three well-proportioned double bedrooms, each enjoying its own individual character and countryside outlooks. The principal bedroom is particularly striking, with a vaulted ceiling, exposed beams, bespoke-style panelling and direct access to a private en-suite shower room. The remaining bedrooms are bright and thoughtfully styled, with the third offering excellent versatility for family, guests or home working. Completing the floor is a luxurious family bathroom, finished with elegant herringbone tiling, brushed brass fittings, a bath with shower screen, contemporary vanity unit and traditional-style radiator, creating a sophisticated yet timeless feel throughout.

Garage + Studio

The substantial detached garage has been cleverly partially converted to create a highly versatile additional space, while retaining excellent practical use. Currently arranged as a comfortable workspace, it benefits from both lighting and heating, making it suitable for year-round use. The flexible layout lends itself perfectly to a workshop, home gym, office, studio or hobby room, while the remaining garage area provides useful storage and secure space for vehicles or equipment. A superb addition to the property, offering genuine flexibility for those working from home or simply requiring extra lifestyle space.

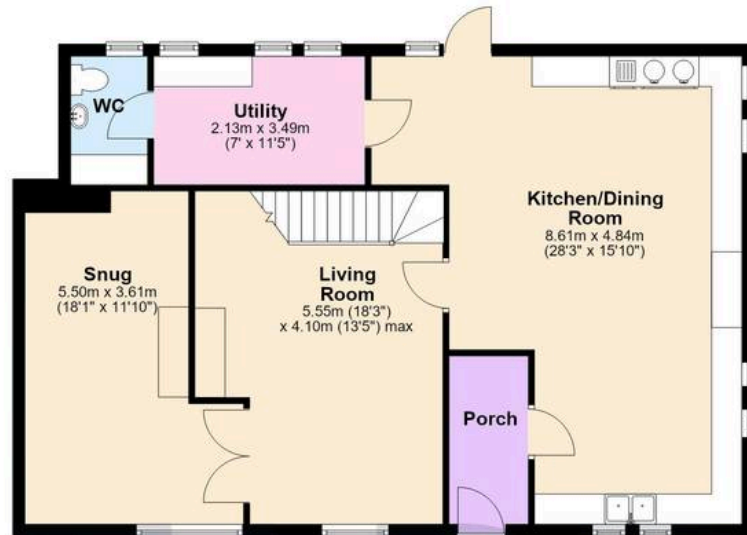




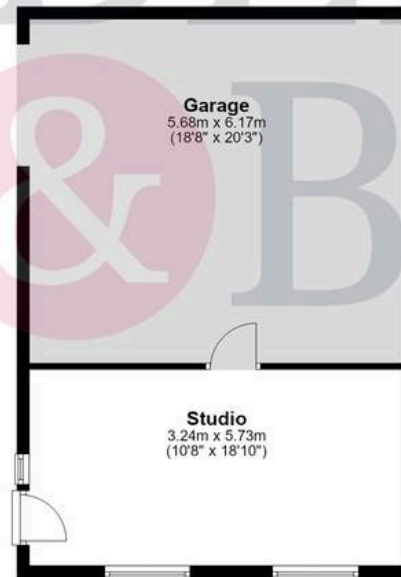




Ground Floor



First Floor



Total area: approx. 194.3 sq. metres (2091.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
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Windy Acres



GARDEN

Set within a truly spectacular rural setting, the exterior space has been designed to make the most of the privacy, views and scale of the property. Secure electric gates open onto a substantial pattern-imprinted concrete driveway, leading through to an impressive cobbled courtyard with extensive parking and turning space, all enclosed by defined boundaries and a retaining wall to the rear. The property is complemented by beautifully arranged outdoor entertaining areas, including a generous paved seating terrace, raised decked space with hot tub and further seating areas positioned to enjoy the surrounding countryside. Practical features include an electric vehicle charging point, external power sockets, lighting and water access. Beyond the main garden areas lies approximately three acres of additional land, creating a wonderful sense of space and seclusion. A particularly attractive feature is the pond area with its own seating spot, offering a peaceful place to sit and enjoy the uninterrupted rural surroundings.

DRIVEWAY

6 Parking Spaces

GARAGE

Single Garage





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