

Sunnybank Road

Helmshore





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Character living awaits in the leafy village of Helmshore, at No. 10, Sunnybank Road.

Nestled along a quiet cul-de-sac, opposite serene and pristine woodland, pull up along the block paved driveway, where plenty of parking is available for two vehicles, alongside a double garage.



Character & Comfort

A handsome, natural stone-built home, fringed in mature greenery to the front, make your way to the solid oak front door, where glass panels to either side invite light through into the porch. Perch on the seat to remove your shoes and coat in this spacious vestibule.



Practical Places

Storage is available beneath the stairs, alongside an elegantly designed bespoke wine rack, whilst a handy downstairs WC is part-tiled to the walls in earthy tones and fitted with a contemporary push-flush WC, heated towel radiator and wash basin. Storage for coats and boots can be found along the inner hallway to the right.

Across from here, glimpse at the spacious study, where Amtico wood flooring extends through from the entrance hall and light flows in through a window to the front. This is an ideal space for those working from home and also offers flexibility of use, perhaps as a playroom.





Savour The Moment

Turning left, double doors open into the capacious kitchen, the heart of the home. A handy utility room provides the perfect staging area for evenings spent wining and dining family and friends, furnished with an array of cabinets for storage alongside a sink, worktop space and plumbing for a washing machine and dryer. There is direct access out to the patio from the utility room.



Large, cream tiles flow underfoot, continuing through into the main culinary hub, where contemporary, matt toned, handleless cabinetry offers abundant storage, while a host of integrated appliances aid your culinary endeavours, including a Bosch oven, microwave combi oven and warming drawer, a large fridge and separate freezer, dishwasher and Bosch hob within the central island. Botanical feature wallpaper perfectly captures the greenery of the surroundings.

Wine & Dine

A sociable space, perfect for entertaining, the central island also serves as a breakfast bar for casual dining, offering additional storage with pop up sockets. Opposite, the floating cabinetry serves as a handy tea and coffee station, for clutter free granite worktops.

Dine in the garden room extension, where light streams in through the corner windows, framing views out over the characterful stone walls and walkway. Peace and privacy pervade throughout this spacious and sociable home. Above, Velux windows, nestled within the vaulted ceiling, shower light down, whilst exposed beams and inset spotlighting blissfully blend the character and convenience showcased throughout the home.





Indoor Outdoor Living

This open plan kitchen-dining area flows on into a lavishly sized lounge, where bifold doors pull back to provide a seamless connection with the Indian stone paved patio of the garden, perfect for alfresco dining.

This sunny terrace is fringed in greenery, with a neatly tended border planted with an array of colourful acers.

Warmth emanates from the snug area of the lounge, where an exposed red brick chimney breast accommodates a Clearview log-burning stove. Stylish parquet flooring flows underfoot as the vaulted ceiling, embellished with beams, amplifies the spacious airiness of the room, perfect for an oversized tree at Christmas.



Family Time

A versatile home, formal dining can also be enjoyed next to the snug, where light streams in through the wide window, reflecting off the polished marble floor tiles underfoot. Spacious and serene, the phenomenal flow of this home offers great versatility, enabling different spaces to be redesignated to best serve your family needs.

From the entrance hall, ascend the handsome solid oak staircase, pausing part way to take in the fresh air and view from the balcony walkway accessed through French doors on the turn. Opening up to an Indian stone paved terrace, the walkway offers easy access out to the upper garden terrace.

Overhead, the vaulted ceiling above the landing is embellished by stout beams, whilst the glass balustrade of the stairs ensures this characterful home retains a contemporary flow.

Oatmeal coloured carpet features underfoot, replaced by wooden flooring in the principal bedroom on the right.

Showcasing the clever use of storage space at No. 10, Sunnybank Road, Hammonds fitted wardrobes seamlessly hug the corners of the bedroom, offering abundant storage.





Soak & Sleep

Refresh and revive in the ensuite, where buff toned, textured tiling coats the walls and floor. Stash all your beauty products and toiletries in the drawers beneath the floating wash basin and begin the day with a spritz in the walk-in shower.

Alongside a WC there is ample space should you wish to add a freestanding bath. Wake up to serene vistas out over the colourful garden from this spacious and peaceful bedroom.



Bedtime Beckons

Making your way along the landing, discover four further bedrooms. With its sloping ceiling, turning right out of the principal suite, a twin bedroom offers a soothing space for sleep and could also serve well as a home office with leafy views out to the front.

Continuing along the landing, the bountiful family bathroom offers refreshment on the left, furnished with a large, double walk-in shower with drench head and handheld attachment, alongside a two-drawer wall-mounted vanity unit wash basin, WC, mirrored cabinet and deep freestanding double ended bath. Shimmering tiles to the walls add a sense of luxury, with a heated towel radiator to warm your towels.

Next door to the bathroom, a Velux window flourishes a third bedroom with light. A comfortable double bedroom, there is plenty of space for wardrobes, with wooden flooring underfoot.

Along the landing a fourth beautiful double bedroom invites views of the treetops, whilst at the end of the landing, a fifth double bedroom affords verdant views over the laurel hedging to the front and over the woodland across from the drive. Wake up to the whispering sound of the stream running as the leaves change hue with the seasons.





Sunshine, Shelter & Shade

Outside, the glorious patios and gardens envelop No. 10, Sunnybank Road, inviting you to enjoy the outdoor space in peace and privacy.

With landscaped patios outside the main living spaces, from the staircase a walkway connects you with the upper terrace of the garden, elegantly landscaped with golden gravel borders, raised continental planting and overlooking the lawn below, where there is plenty of space for ball games and relaxation.

Wrought iron railings run along the upper terrace, where a seating area to one corner offers elevated views over the home.

A staircase leads to a further level of garden, currently planted with trees, a verdant rural refuge and a haven for wildlife.

Out & About

A quiet village steeped in local history, Helmshore is nestled within the Rossendale Valley. Pay a visit to the Helmshore Mills Textile Museum, where Lancashire's industrial past is brought to life through a multi-sensory experience.

Explore the serene walking trails and wildlife right from your doorstep. There is also Calf Hey Reservoir nearby, or stroll along the shores of the nearby River Ogden.

Families are well served by nearby Helmshore Primary School, less than a five-minute walk from the doorstep. St Veronica's Roman Catholic Primary School is also within easy walking distance, whilst St Thomas Musbury church is just a short stroll up the road. Secondary School Haslingden High has an Ofsted rating of Good.

A number of shops and grocers are close by, with the Helmshore Farmer's Market, Post Office, Neary's General Store and dry cleaners all within a few minutes' drive.

Dine out at the nearby Cotton House a family friendly pub serving great food and drink there is also The Station, The Village Store or enjoy a coffee at Café Pearsons.

Rossendale Golf Club is also close by, whilst children can enjoy a play at the nearby Snig Hole Park.



The Finer Details

- Exceptional Five Bedroom Detached Family Home
- Kitchen/ Breakfast Room with Separate Utility Room
- Three Large Reception Rooms
- Home Office Downstairs
- Large Principal Bedroom with En-suite
- Double Garage and Driveway
- Wraparound Gardens Featuring Versatile Patio Areas
- Sought After Residential Location
- Freehold
- Council Tax Band G

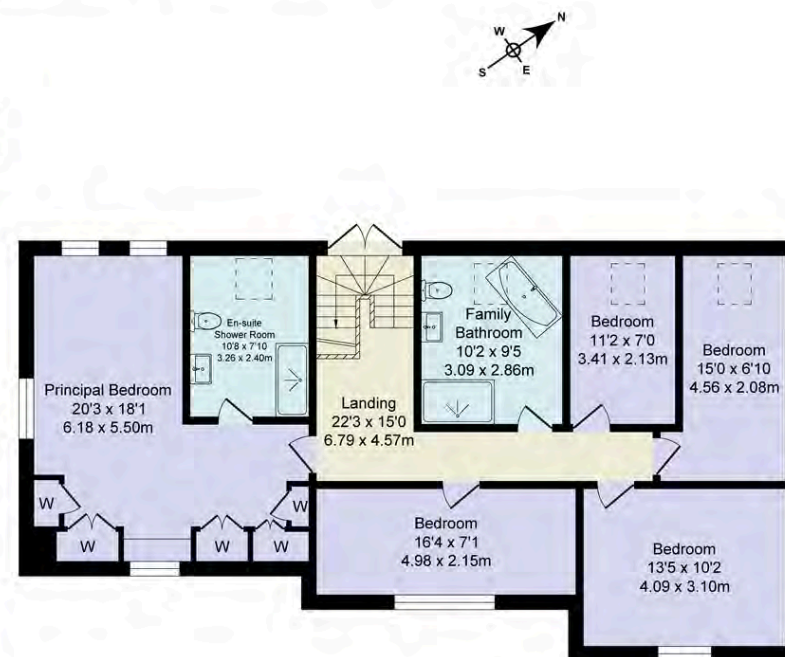
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 2940 Sq.ft. (273.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1814 Sq.Ft
(168.5 Sq.M.)



First Floor
Approx. Floor
Area 1126 Sq.Ft
(104.6 Sq.M.)

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To view Sunny Bank Road,

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