



SIMPSONS WHARF, HAPTON, BB12 7NB

[NEW HOME]



An exceptional stone-built detached home within the exclusive Simpsons Wharf development, enjoying a privileged waterside setting with uninterrupted panoramic views over Hapton Moor, Pendle Hill and the Leeds and Liverpool Canal. Soon to be completed, the property offers generous accommodation, including versatile living space opening onto private canal-side gardens, three bedrooms, luxury bathrooms and a high-specification breakfast kitchen. With landscaped communal grounds, private double-width driveway, EV charging point, integrated solar panels and a 10-year architect's certificate, this is a rare opportunity to secure a distinctive new home in a highly convenient yet tranquil location close to Hapton village, Burnley, Padiham, Accrington and excellent transport links.



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Occupying a privileged waterside position within the exclusive second phase of the distinguished Simpsons Wharf development, this exceptional detached residence forms part of a select collection of individually crafted homes on the site of the former boatyard. Conceived by a respected local builder and nearing completion, the development has been designed to create an elegant canal-side community within easy reach of the heart of Hapton village.

Set against a breathtaking backdrop, the property enjoys an uninterrupted panoramic outlook across Hapton Moor towards the dramatic silhouette of Pendle Hill on the distant skyline, with the scenery beautifully reflected in the still waters of the Leeds and Liverpool Canal. Despite its tranquil setting, the location is highly convenient, with Burnley, Padiham and Accrington all within easy driving distance, regular bus services from nearby Manchester Road, rail connections close at hand, and swift access to the M65 and A56, opening up the wider North West with ease.

This impressive stone-built detached home has been completed to exacting standards and offers beautifully proportioned accommodation arranged over a ground and first floor. Designed for contemporary living, the versatile reception space is enhanced by glazed doors which open directly onto private gardens beside the water, creating a seamless connection between the interiors and the idyllic outlook beyond.

The accommodation includes three bedrooms, two of which are at first floor level and the main featuring a glazed Juliet balcony detail, each positioned to take full advantage of the remarkable views. The bathrooms and breakfast kitchen all reflect a refined specification, with the kitchen appointed with an extensive range of quality integrated appliances.

Externally, landscaped communal gardens with chipped-bark planting beds and young trees create an attractive approach, leading to a private driveway with electric vehicle charging point. Integrated roof-mounted solar panels provide an energy-efficient benefit and may offer the potential to generate an annual income through a feed-in tariff. The home is also protected by a 10-year architect's certificate, providing valuable peace of mind.

A rare opportunity to acquire a newly completed waterside home of distinction in a truly memorable setting. Early viewing is strongly recommended.

Images used within these marketing particulars have been digitally enhanced using artificial intelligence to provide an impression of what the completed property will look like. These enhancements are intended to help showcase the property at its best and include virtual staging. They are for illustrative marketing purposes only and should not be relied upon as a precise representation of the property's current condition, contents, outlook, boundaries, or surroundings.

Prospective buyers should satisfy themselves by viewing the property in person and making their own enquiries before making any transactional decision.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, IMPRESSIVE LOUNGE WITH OPEN OUTLOOK, MODERN BREAKFAST KITCHEN, GROUND-FLOOR BEDROOM / SECOND RECEPTION ROOM, LUXURY HOUSE BATHROOM. FIRST FLOOR:- TWO DOUBLE-SIZED BEDROOMS, SHOWER ROOM, DRIVEWAY TO FRONT, LOW-MAINTENANCE GARDEN TO THE REAR WITH PAVED PATIO ABUTTING CANAL WATERSIDE.

The Accommodation Afforded is as follows:-



Modern Composite Entrance Door

Having frosted double glazed centre panel and frosted double glazed panel to side, opening into:-

Reception Hallway

9'07" x 14'09" Stairs with Oak balustrade ascending to the first floor level, radiator. Attractive Oak panelled doors leading from the hallway and glazed panelled door to:-





Reception Room One

13'0" x 22'09" UPVC framed double glazed doors with matching glazed panels to either side opening out onto a paved patio area lapping against the Leeds Liverpool Canal. Inset spot lighting to ceiling, two radiators.

Breakfast Kitchen

17'09" x 9'11" UPVC framed double glazed window to the front elevation, inset spot lighting to ceiling, radiator, concealed gas combination boiler.



House Bathroom

5'09" x 7'02" Three piece luxury white suite incorporating tiled panelled bath with mixer rain-shower fittings, tiled area and glazed screen over, was basin set into cantilever vanity unit and low-level WC with concealed cistern, inset illuminated display / toiletry niches and illuminate mirror, electric under floor heating, heated towel rail, inset spot lighting to ceiling, extractor. UPVC framed frosted double glazed window to the side elevation.



Bedroom Three / Reception Two (Ground Floor)

13'0" x 11'02" UPVC framed double glazed window to the front elevation, radiator.



First Floor Landing

5'0" x 3'01" Loft access point. Oak panelled doors to:-

Bedroom One

13'04" x 15'03" UPVC framed double glazed French-doors with matching double glazed panels to either side opening onto a glazed Juliet-balcony and affording an impressive open outlook over the surrounding area, radiator, inset spot lighting to ceiling. UPVC framed double glazed window.



Bedroom Two

13'01" x 15'04" UPVC framed double glazed window to the front elevation and Velux-style window, inset spot lighting to ceiling, radiator.



Shower Room

6'03" x 5'10" Three piece modern white suite incorporating step-in shower tray with chrome mixer rain-shower fittings, tiled area and glazed screen over, wash basin set into modern vanity unit and low-level WC, tiled walls and floor with electric under floor heating, inset spot lighting to ceiling, extractor, chrome heated towel rail. Velux-style window.





Outside

Private driveway to the front with raised timber flower / shrub beds, paved access to either side with timber fencing and opening into an impressive rear garden laid mainly to stone paving and steps descending to the canal waterside.

Tenure : Freehold

Energy Performance Certificate Rating : TBC

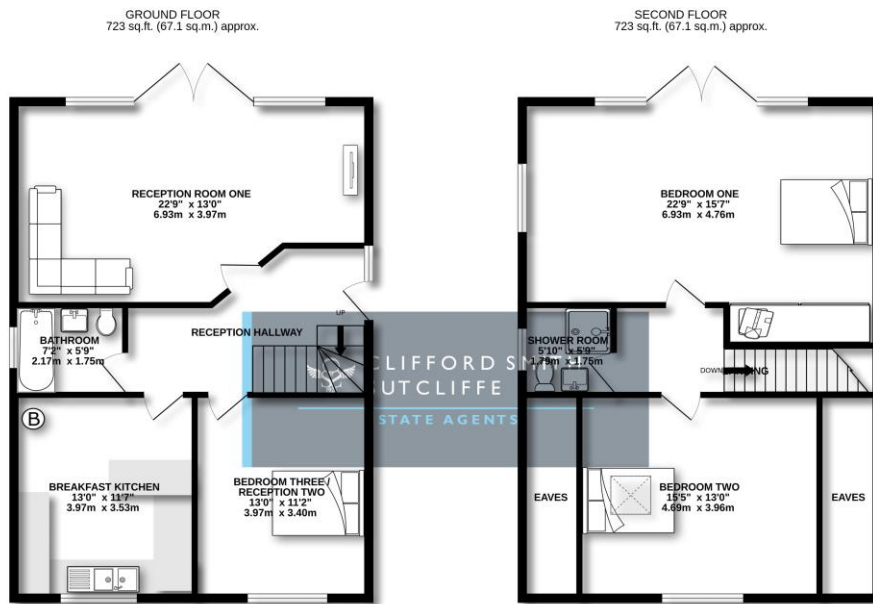
Council Tax Band : TBC

Approximate Square Footage : 1,445 SqFt / 134 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.





THREE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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