



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Manor House, Off Helvellyn Drive, Ightenhill, Burnley, BB12 ORP

### £475,000

A CHARMING FOUR BEDROOM DETACHED FAMILY HOME

Situated in the tranquil Ightenhill area, Burnley. This exquisite four-bedroom detached manor house offers a perfect blend of elegance and comfort. Situated at the end of a quiet lane, the property boasts stunning views and beautifully maintained gardens, making it an idyllic retreat for families.

Upon entering, you are welcomed into a charming lounge, complete with a cosy fireplace that invites relaxation and warmth. The spacious dining room is perfect for entertaining guests or enjoying family meals, while the country-style kitchen, equipped with a separate utility area, provides both functionality and charm. The convenience of a downstairs bathroom adds to the practicality of this delightful home.

The first floor features four luxurious double bedrooms, each offering ample space and natural light, ensuring a restful environment for all family members. A well-appointed shower room complements the bedrooms, providing modern amenities in a classic setting.

This property is ready to move into, making it an excellent choice for those seeking a fantastic family home in a desirable location. With its combination of spacious living areas, beautiful gardens, and stunning views, this manor house is a rare find that promises a comfortable and enjoyable lifestyle. Do not miss the opportunity to make this charming residence your own.



# Manor House, Off Helvellyn Drive, Ightenhill, Burnley, BB12 ORP

£475,000



- Four Double Bedrooms
  - Enviaible Countryside Views
  - Country Style Kitchen With Separate Utility
  - Tenure Freehold
- Fantastic Family Home
  - EPC Rating
  - Ample Sized Three Piece Bathroom Suite And Modern Shower Room
- Desirable Location Close To Schools And Amenities
  - Charming Lounge With Cosy Fire
  - Council tax band F

## Ground Floor

### Entrance

Hardwood frosted door to porch.

### Porch

10'6 x 6 (3.20m x 1.83m )

Five bespoke hardwood double glazed windows central heating radiator, beams, part panelled elevations, hardwood door to reception room and dining room.

### Dining Room

13'10 x 13'8 (4.22m x 4.17m )

Bespoke hardwood double glazed window, central heating radiator, stone brick fireplace, beams, wood effect laminate flooring, door to hall and snug.

### Snug

14'10 x 14'1 (4.52m x 4.29m )

Two bespoke hardwood double glazed windows, central heating radiator, wooden mantle, under stairs storage, stairs to the first floor and door to utility.

### Utility

8'10 x 7'5 (2.69m x 2.26m )

Bespoke hard wood double glazed window, central heating radiator, fitted storage cupboard, wood cladded ceiling, beams, tiled flooring, UPVC door to side patio area.

### Hall

17'10 x 3'10 (5.44m x 1.17m )

Central heating radiator, beams, security alarm, doors to kitchen and reception room.

### Sitting Room

16'5 x 15'1 (5.00m x 4.60m )

Central heating radiator, multi fuel fire stone brick surround, beams, smoke alarm, four wall lights, hardwood double glazed doors to rear.

### Kitchen

17'7 x 14'4 (5.36m x 4.37m )

Bespoke hardwood double glazed window, upright central heating radiator, a range of panelled wall and base units with a granite surface, double ceramic Belfast sink with draining ridges and stainless steel mixer tap, five ring Belling hob and oven with extraction hood, space for dishwasher, beams, tiled flooring, hardwood frosted door to patio, open archway to inner hall/store.

## Inner Hall / Store

5 x 3'10 (1.52m x 1.17m )

Loft hatch, space for fridge freezer, built in shelving, tile flooring, door to bathroom.

## Bathroom/Utility

12'11 x 8'3 (3.94m x 2.51m )

Bespoke hardwood frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap and rinse head, plumbed for washing machine, beams, part panel elevation and tiled floor.

## First Floor

### Landing

16'10 x 8'6 (5.13m x 2.59m)

Bespoke hardwood double glazed window, central heating radiator, beams, doors to three bedrooms and shower room.

### Bedroom One

15'5 x 13'11 (4.70m x 4.24m)

Two bespoke hardwood double glazed windows, central heating radiator, beams and door to shower room,

### Shower Room

11'9 x 6'8 (3.58m x 2.03m)

Bespoke hardwood double glazed frosted window, central heating radiator, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, beams, part tiled elevation and tiled floor.

### Bedroom Two

16'4 x 10'5 (4.98m x 3.18m)

Bespoke hardwood double glazed window, central heating radiator, beams, smoke alarm and fitted wardrobe.

### Bedroom Three

13'10 x 13'2 (4.22m x 4.01m)

Bespoke hardwood double glazed window, central heating radiator, beams, smoke alarm and two feature wall lights.

### Bedroom Four

12'9 x 9'8 (3.89m x 2.95m)

Bespoke hardwood double glazed window, central heating radiator, loft hatch and smoke alarm.

## External

## Front

Enclosed raised bedding area with shrubs and paved entrance and ample parking

## Rear

Enclosed laid to lawn garden, decking, summer house, shrubs, slate chippings and stone paved patio with stunning views over the valley towards Pendle Hill.



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