

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Briercliffe, BB10 3QA

£675,000

AN IDYLIC FAMILY HOME SET ON OVER AN ACRE OF LAND WITH SCOPE FOR FUTURE DEVELOPMENT

Nestled in Briercliffe, this exquisite stone-built detached house offers a unique blend of character and modern sophistication. Set within an impressive plot of over an acre, the property is framed by breath-taking wrap-around gardens that provide a serene and private retreat. Accessed via a picturesque private lane adorned with mature shrubs, this home is a true gem. Upon entering, one is greeted by a spacious reception entrance with galleried landing and spacious rooms that exude charm and elegance. The property boasts two inviting living areas, perfect for relaxation and entertaining, alongside an enviable open-plan kitchen diner that is both stylish and functional. A separate utility space adds to the convenience of modern living. With five generously sized double bedrooms, this home is ideal for families or those seeking extra space. The two well-appointed bathrooms ensure comfort and privacy for all. The outstanding views from the property are uninterrupted, allowing you to fully appreciate the beauty of the surrounding countryside. The current owners have meticulously transformed this residence into a stunning home, combining rural tranquillity with the convenience of nearby towns and amenities. This property truly embodies the essence of a private sanctuary, making it a must-see for anyone seeking a harmonious blend of charm and contemporary living. Viewings are essential to fully appreciate the beauty and wow factor this remarkable property has to offer. Don't miss the opportunity to make this idyllic home your own. For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

# Briercliffe, BB10 3QA

£675,000



- Detached Stone Built Home
- Open Plan Kitchen Diner
- Off Road Parking
- Tenure - Freehold
- Set On Over One Acre
- Stunning Wrap Around Gardens
- EPC Rating - TBC
- Five Double Bedrooms
- Uninterrupted Countryside Views
- Council Tax Band - F

## Ground Floor

### Entrance

Composite double glazed door with open window surrounding the door leading to galleried landing

### Galleried Landing

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed leaded window, central heating radiator, dado rail, solid oak floor, oak doors to lounge, games room, kitchen diner and WC, stairs to first floor.

### WC

7'5 x 3'6 (2.26m x 1.07m)

UPVC double glazed frosted leaded window, chrome heated towel rail, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, tiled elevations, coving and tiled flooring.

### Lounge

25'1 x 12'8 (7.65m x 3.86m)

UPVC double glazed leaded dual aspect windows, central heating radiator, coving, five feature wall lights, gas living flame fire, television point, oak single glazed double doors to kitchen diner, UPVC double glazed sliding doors to rear.

### Kitchen Diner

24'3 x 11'2 (7.39m x 3.40m)

UPVC double glazed window, central heating radiator, range of mixed wood effect and gloss base units, solid wood surfaces, gloss splashbacks, inset ceramic one and a half sink with mixer tap, four door Belling range cooker with seven ring gas hob and integrated extractor hood, integrated dishwasher, coving, tile effect Karndean flooring, oak door to utility/laundry room, UPVC double glazed sliding door to rear.

### Utility/Laundry Room

12'9 x 8'10 (3.89m x 2.69m)

Two UPVC double glazed windows, raised central heating radiator, range of gloss wall and base units, wood effect surfaces, gloss splashbacks, stainless steel sink and drainer with high spout spring mixer tap, space for American fridge freezer, plumbing for washing machine and dryer, space for single fridge, drying rail, wood effect laminate flooring, UPVC double glazed door to rear porch.

### Rear Porch

12'7 x 4'2 (3.84m x 1.27m)

UPVC double glazed surrounding windows, tiled flooring, UPVC double glazed door to rear.

## Games Room

23'1 x 15'9 (7.04m x 4.80m)

UPVC double glazed leaded window, UPVC double glazed window, two central heating radiators, coving, meter cupboard, television point, wood effect laminate flooring, UPVC double glazed leaded French doors to rear.

## First Floor

### Landing

30'10 x 13'11 (9.40m x 4.24m)

Central heating radiator, spotlights, smoke alarm, dado rail, oak doors to five bedrooms and bathroom.

### Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

UPVC double glazed window, central heating radiator, coving, spotlights, oak door to en suite, open to walk in wardrobe.

### En Suite

10'9 x 4'9 (3.28m x 1.45m)

Chrome heated towel rail, three piece suite comprising of dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, tiled flooring.

### Walk In Wardrobe

10'10 x 3'8 (3.30m x 1.12m)

Lino flooring, open to bedroom two.

### Bedroom Two

14'6 x 12'7 (4.42m x 3.84m)

UPVC double glazed leaded window, central heating radiator.

### Bedroom Three

13'11 x 10'5 (4.24m x 3.18m)

Velux window, central heating radiator, television point.

### Bedroom Four

12'9 x 10'5 (3.89m x 3.18m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

### Bedroom Five

12'7 x 10'5 (3.84m x 3.18m)

UPVC double glazed window, central heating radiator.

## Bathroom

12'8 x 6'8 (3.86m x 2.03m)

UPVC double glazed frosted window, central heating radiator, five piece suite comprising of a panelled bath with mixer tap, low level WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, bidet, tiled elevations, spotlights, tiled flooring.

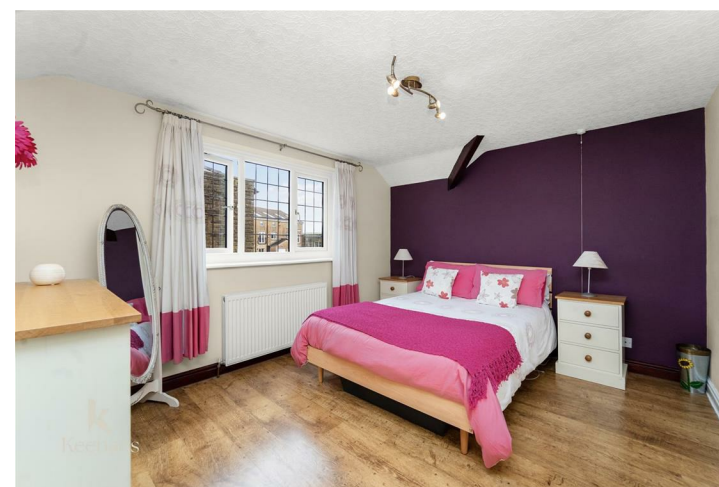
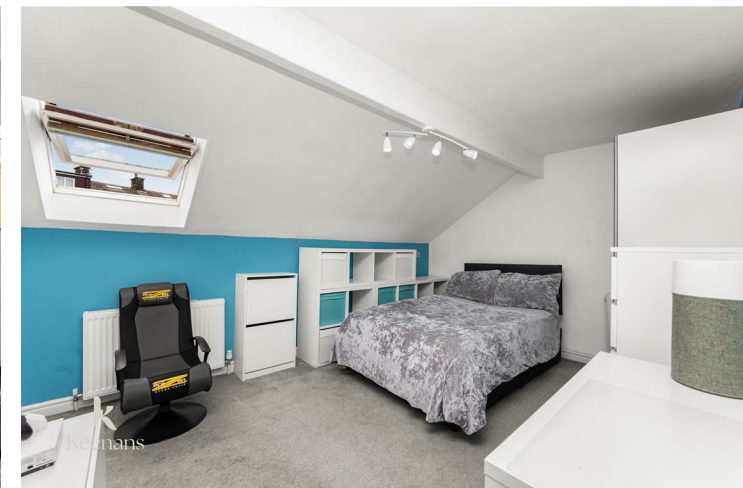
## External

### Front

Ample off road parking, bedding areas, mature shrubbery, laid to lawn garden, paving, additional land and a detached garage.

### Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery, overlooking fields.



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