



FOREST VIEW, CLIVIGER, BB10 4RS



An exceptional stone-built country residence occupying a wonderfully private position along Foxstones Lane, surrounded by the rolling Cliviger countryside. Combining traditional character with striking contemporary architecture, Forest View features a dramatic glazed elevation, generous family accommodation and substantial landscaped grounds, all enjoying far-reaching rural views and an enviable sense of space and seclusion.



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Set amid the rolling countryside of Cliviger, Forest View occupies a wonderfully private position along Foxstones Lane, surrounded by open fields, mature woodland and far-reaching rural views. This impressive stone-built residence combines the character and presence of a traditional country home with striking contemporary architecture, creating a truly individual property in an exceptional setting.

A defining feature is the dramatic glazed elevation, designed to maximise the outlook whilst flooding the interior with natural light and creating an impressive connection between the house, gardens and surrounding landscape. Generously proportioned accommodation has been thoughtfully arranged for modern family life and entertaining, with the principal living spaces taking full advantage of the property's enviable position.

Outside, Forest View is equally impressive. Substantial private grounds incorporate extensive lawns, established landscaping and generous patio and seating areas, providing numerous places from which to enjoy the peaceful surroundings. A substantial driveway offers ample parking, whilst the elevated position, open aspect and neighbouring woodland create an exceptional feeling of space, privacy and seclusion.

Despite its wonderfully rural setting, the property remains conveniently placed for Burnley and surrounding villages. Cliviger is renowned for its attractive countryside and semi-rural lifestyle, whilst providing excellent accessibility towards Todmorden, the Calder Valley and connections throughout the wider region.

A remarkable country residence where striking architecture, generous grounds and an outstanding Cliviger setting combine to create an exceptional family home.

BRIEFLY COMPRISING:- ENTRANCE FOYER, RECEPTION HALLWAY, FABULOUS LOUNGE WITH GLAZED BALCONY AND OPEN VIEWS, MODERN FAMILY KITCHEN, TWO BEDROOMS ONE WITH ENSUITE AND A LUXURY HOUSE BATHROOM; LOWER GROUND FLOOR: FAMILY ROOM WITH FITTED BAR AREA OPENING ONTO A STUNNING PAVED PATIO AREA AND STEPS INTO GARDEN, STORAGE CUPBOARD AND SEPARATE WC; FIRST FLOOR:- THREE FURTHER BEDROOMS WITH DRESSING ROOM AND PRIVATE ENSUITE TO TWO BEDROOMS, PRIVATE LANE LEADING ONTO A PRIVATE GRAVELLED DRIVEWAY TO THE SIDE AND FRONT, LAWNED GARDEN ENVELOPS THE PROPERTY TO THE SIDES AND REAR. **VIEWING ESSENTIAL TO APPRECIATE.**

The Accommodation Afforded is as follows:-



Modern Composite Entrance Door

Having frosted glazed centre panel and opening into:-

Entrance Foyer

9'08" x 14'04" Inbuilt storage cupboards with boot-room area, panelling to walls, inset spot lighting to ceiling. UPVC framed double glazed windows to the front and side elevations including feature circular double glazed window, attractive Karndean floor area. Glazed panelled door with full-length glazed side panel, opening through into:-

Reception Hallway

Attractive Karndean floor area, inset spot lighting to ceiling, modern composite door with frosted double glazed centre panel opening out to the rear, stairs with glazed panelled balustrade and polished Oak handrail ascending to the first floor level, steps descending to lower ground floor level. UPVC framed double glazed window to the side elevation. Impressive glazed panelled double opening doors opening into:-





Fabulous Lounge

14'04" x 20'02" into recess. Attractive media-wall with inset log-effect gas fire with granite hearth, Karndean floor area, concealed illumination to ceiling, and inset spot lighting to recess. UPVC framed double glazed sliding patio-style doors with double glazed panels to either side and leading onto a glazed balcony which affords a panoramic open outlook towards Hurstwood Reservoir.

Dining Kitchen

16'03" x 22'04" Inset twin bowl sink unit with cupboards under, comprehensive range of base and tall units incorporating a host of integrated appliances including twin ovens with warming drawer, fridge freezer, dishwasher, sintered stone / porcelain worktops extending to a centre island with ceramic hob and integrated extractor, concealed illumination, tiled floor area. UPVC framed double glazed windows to the front and the side elevations.



Ground Floor



Bedroom Three

11'10" x 16'04" Comprehensive range of fitted wardrobes and cupboards with mirror fronted doors, inset spot lighting to ceiling, radiator. UPVC framed double glazed window to the rear elevation. Access through into:-





Ensuite Shower Room

11'09" x 4'09" Three piece modern white suite incorporating low-level WC and wash basin set into cantilever vanity style unit, step-in shower tray with rain shower fittings and sliding glazed screen over, inset spot lighting to ceiling, anthracite heated towel rail, fully tiled walls and floor. UPVC framed frosted double glazed window to the rear elevation.



Bedroom Four

11'04" x 10'05" UPVC framed double glazed window to the rear elevation, radiator.



House Bathroom

7'03" x 11'04" Three piece white suite incorporating twin sinks set onto a cantilever vanity style unit with illuminated mirror over, cantilever low-level WC with concealed cistern, and free standing bath with free standing taps, inset spot lighting to ceiling, anthracite heated towel rail, inset spot lighting to ceiling, fully tiled walls and floor. UPVC framed frosted double glazed window to the front elevation.

Lower Ground Floor Level

Reception Room Two / Family Room

17'07" x 22'01" Impressive bar area with under counter fridge, tiled floor, radiators, inset spot lighting to ceiling. Two UPVC framed double glazed sliding patio doors opening onto a pave patio area.



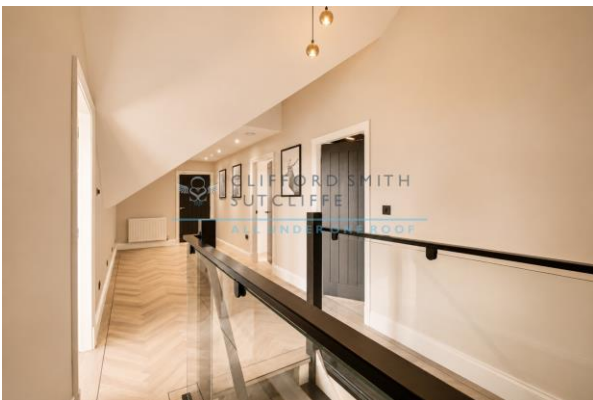


Cloakroom

6'0" x 5'09" Two piece white suite incorporating wash basin and low-level WC, tiled walls and floor, inset spot lighting, inbuilt storage cupboard.

Utility Room

6'06" x 5'09" Wall mounted Ideal gas boiler, plumbing for washing machine, inset spot lighting.



First Floor Landing

7'05" x 23'01" Glazed balustrade with Oak handrail, Karndean floor area, inset spot lighting, radiator.



Bedroom One

15'08" x 16'02" Velux window, inset spot lighting to ceiling, two radiators. UPVC framed double glazed windows affording a stunning open outlook towards Hurstwood reservoir at the rear.





Dressing Room

11'09" x 11'10" Fitted range of wardrobes with concealed illumination and dressing table unit. Opening through into:-



Bathroom

11'11" x 6'11" Four piece white suite incorporating wash basin set into cantilever vanity style unit, free standing bath, low-level WC with concealed cistern and step in shower with chrome mixer rain shower fittings over, tiled walls and floor, combination heated towel rail and radiator. UPVC framed double glazed window to the side elevation.



Bedroom Two

19'06" x 16'10" Comprehensive range of fitted wardrobes and cupboards with dressing table, inset spot lighting to ceiling, radiator. UPVC framed double glazed window to the side elevation. Access to:-

Ensuite Shower Room

9'11" x 5'06" Three piece white suite incorporating step in glazed shower cubicle, cantilever wash basin and low-level WC, tiled walls and floor. Velux-style window.





Bedroom Five

11'10" x 9'07" Sealed unit double glazed Velux-style window, radiator.



Outside

A sweeping lawn envelops the property to the side and rear, eventually abutting open countryside and bordered by woodland beyond towards Hurstwood village. Attractive paved patio area opening from the lower-ground floor room with stone built retaining walls, mature flower / shrub borders and steps descending into the garden. Gravelled driveway leading from the private lane providing off the road parking for several vehicles.



Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : G

Approximate Square Footage : 215 SqM



Services :

Mains supplies of electricity.

Viewing :

By appointment with our Burnley office.

**FIVE BEDROOM INDIVIDUAL DETACHED RESIDENCE**

TOTAL FLOOR AREA : 3242 sq.ft. (301.2 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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