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# 1 Loach Field Close, Hurst Green

Stunning modern 3-storey detached house

£635,000



- 4 bedrooms, 3 bathrooms
- 2 reception rooms, cloakroom
- Full width family dining kitchen
- Large drive & detached garage
- Lovely outlooks across green
- Superb village location
- Air source central heating system
- 137 m<sup>2</sup> (1,471 sq ft) approx. plus garage

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Clitheroe 01200 426041



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A superb modern detached home enjoying an enviable position with open views across the central green. Built to a high specification, the property features a sleek SieMatic kitchen with Neff appliances, Villeroy & Boch bathrooms, and an efficient air-source heat pump heating system. The attractive stone-faced frontage includes PVC sash windows and classic estate railings, with a generous side driveway leading to a detached double garage. To the rear is a west-facing landscaped garden, ideal for afternoon and evening sun. Inside, the accommodation is arranged over three spacious floors. The ground floor offers a welcoming hallway with cloakroom, two front reception rooms, and a full-width family dining kitchen with bi-fold doors onto the garden. The first floor includes a luxurious master suite with dressing area and large walk-in shower, two further double bedrooms, and an impressive four-piece family bathroom. The top floor provides a versatile study landing, a fourth double bedroom, shower room and a generous walk-in airing cupboard.

The highly sought after village of Hurst Green is home for the famous Stonyhurst College with its stunning architecture and surrounding land. The school also offers great facilities to the public such as gym memberships, swimming pool and 9 hole golf course. Hurst Green is also well known for the Tolkien Trail which is one of Lancashire's most popular walks taking in the surrounding countryside and the river Hodder. The Shireburn Arms and St Joseph's Primary School are a short walk from the property. Clitheroe and Whalley are only 10 minutes drive away.

**LOCATION:** Entering Hurst Green from the Clitheroe/Whalley direction turn second right into Fox Hall Drive and bear left into Loach Field Close and the house is on the left-hand side.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE HALLWAY:** Through front door, spindle staircase off to first floor and alarm control panel.

**CLOAKROOM:** 2-piece Villeroy & Boch suite with low suite w.c. with concealed cistern and chrome flush plate, corner wall-hung wash-hand basin with chrome mixer tap, part-tiled walls and tiled floor.

**SNUG:** 2.2m x 2.9m (7'2" x 9'6"); with television point and attractive outlooks across the central green.

**LOUNGE:** 3.0m x 4.0m (9'10" x 13'1"); with television point and attractive outlooks across the central green.



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#### OPEN-PLAN LIVING DINING KITCHEN:

**Dining Area:** 3.0m x 3.1m (9'10" x 10'2"); with bi-fold doors opening onto rear garden with separate glazed PVC door opening onto rear garden, wood effect laminate flooring.

**Kitchen Area:** 4.3m x 2.6m (14'1" x 8'6"); with a fitted range of 2 tone SieMatic wall and base units with complementary work surface and upstand with under-unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff appliances including electric fan oven, 4-ring induction hob with stainless steel ceiling-mounted extractor canopy over, integrated fridge-freezer and dishwasher, porcelain tiled floor and recessed spotlighting.

**UTILITY ROOM:** 2.2m x 1.5m (7'1" x 4'10"); with a fitted range of wall and base cupboards with laminate work surface, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, porcelain tiled floor and door to side driveway.

#### FIRST FLOOR:

**LANDING:** With staircase off to second floor.

**BEDROOM ONE:** 3.1m x 4.0m (10'0" x 13'3"); with outlooks across the central green towards Pendle Hill.

**DRESSING ROOM:** With hanging space and recessed spotlighting.

**EN-SUITE SHOWER ROOM:** 3-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung vanity wash-hand basin with chrome mixer tap and storage drawers under, large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, tiled floor, chrome heated ladder style towel rail, recessed spotlighting and extractor fan.



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**BEDROOM TWO:** 3.1m x 3.1m (10'0" x 10'0"); with television point.

**BEDROOM THREE:** 4.2m x 2.1m (13'9" x 7'0"); with television point.

**BATHROOM:** 4-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung semi-pedestal basin with chrome mixer tap, panelled bath with central chrome mixer tap and corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, tall chrome heated towel rail, part-tiled walls, tiled floor, recessed spotlighting and extractor.

#### SECOND FLOOR:

**SPACIOUS LANDING:** With study area, Velux window, spindles and balustrade and large walk-in airing cupboard housing hot water cylinder and offering excellent storage.

**BEDROOM FOUR:** 3.1m x 4.1m (10'0" x 13'7"); with television point and Velux windows to front and rear.

**SHOWER ROOM:** 3-piece Villeroy & Boch suite comprising low suite w.c. with concealed cistern and chrome flush plate, wall-hung semi-pedestal basin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, part-tiled walls, tiled floor, recessed spotlighting, extractor fan and Velux window.

**OUTSIDE:** The property has a front garden with feature estate railing, central pathway to front door with lawn to either side. To the side is a large driveway providing parking for 4 cars leading to a DETACHED DOUBLE GARAGE measuring 6.1m x 5.7m (19'11" x 18'8") with 2 single up-and-over doors, power and light and loft storage. Gated access leads to an enclosed west-facing rear garden with patio areas, lawn, outside lighting and boundary fencing.

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**SERVICES:** Mains water, electric and drainage are connected. Gas is not available in Hurst Green.

**HEATING:** Central heating system with air source heating pump complemented by sealed unit double glazing in PVC frames.

**TENURE:** Leasehold with remainder of 999 year lease with a fixed ground rent of £250 per annum.

**COUNCIL TAX BAND:** F

**EPC:** The energy efficiency rating of the property is B.



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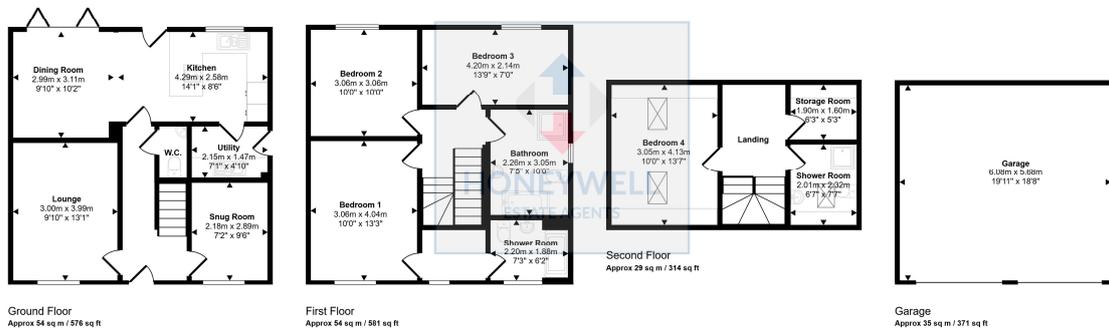


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Approx Gross Internal Area  
171 sq m / 1842 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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CD/CJ/071025*

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