



Honeywell
SELECT

Four Acres, Wiswell, BB7 9BZ

Spacious detached family house

£569,000



- Stunning views across Ribble Valley
- Large lounge & dining room
- Large 3-car garage; solar panels
- 4 bedrooms, en-suite
- Excellent sun lounge with view
- 181 m² (1,941 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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FOUR ACRES WISWELL

An excellent opportunity to purchase a four bedroom house situated in this extremely popular village which offers great access to Whalley, Clitheroe and the road network. The property is situated on an enviable plot with stunning elevated views across the Ribble Valley, with a west facing rear aspect providing a lovely sunset across the valley. This spacious home offers well planned accommodation with a through lounge, dining room, shower room and kitchen which opens into the extended sun lounge. On the first floor are four bedrooms, en-suite to the master, house bathroom and study area.

Externally the house enjoys a good-sized front garden with ample parking and a large 39' garage with remote controlled door. To the rear is a decked patio with glass balustrade and stunning views. There are steps down to the rear garden which is well planted and there is a timber store and lean-to potting shed. There are solar panels on the roof which are on the higher tariff and generate an annual income of around £1,300.

LOCATION: Entering Wiswell from the Whalley direction keep right at the fork and proceed through the centre of the village and continue straight on into Pendle Road. After passing Leys Close on the right the house can be found on the left-hand side.

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

ENTRANCE HALL: With half-glazed hardwood front door, coved cornicing, staircase off to first floor with understairs storage cupboard. Wooden flooring, large walk-in cloaks cupboard.

SHOWER ROOM: With modern 3-piece suite comprising low suite w.c. with push button flush, wall-hung vanity washbasin with chrome mixer tap, large walk-in wet shower area with glass door and chrome thermostatic shower, storage cupboard housing central heating boiler, tiled floor, part-tiled walls.



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LARGE THROUGH LOUNGE: 7.3m x 4.8m narrowing to 3.3m (23'10" x 15'9" narrowing to 10'11"); with feature bay window to the front, patio doors to the rear, excellent views across the Ribble Valley, coved cornicing, dado rail, television point. Feature stone fireplace and hearth housing cast iron log burning stove.

DINING ROOM: 3.7m x 3.6m (12'1" x 11'8"); with coved cornicing.

BREAKFAST KITCHEN: 5.3m x 3.5m (17'5" x 11'7"); attractive range of maple fronted wall and base units with a mixture of hardwood and solid black granite working surfaces, tiled splashback and under unit lighting, one and half bowl stainless steel sink unit with mixer tap, integrated Bosch double electric oven, 4-ring ceramic hob with extractor over and Bosch dishwasher. Space and plumbing for American style fridge freezer, Karndean flooring. Open to sun lounge.

SUN LOUNGE: 5.6m x 4.2m (18'4" x 13'11"); with large glazed picture windows and half-glazed glass roof providing an excellent place to enjoy the view, stunning westerly aspects across the Ribble Valley. Glazed PVC French doors opening onto decked patio area, Karndean flooring with electric underfloor heating, door to integral garage.

FIRST FLOOR:

LANDING: With study area with fitted desk and Velux window, storage area to the side.

BEDROOM ONE: 3.5m x 4.1m (11'7" x 13'5"); extensive range of fitted wardrobes, fitted drawers, bedside cabinets, wall light points, large storage cupboard, stunning views across the Ribble Valley.



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EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin with chrome mixer tap and double shower enclosure with thermostatic Aqualisa shower, heated ladder style towel rail and part-tiled walls.

BEDROOM TWO: 3.6m x 3.4m (11'10" x 11'); with eaves storage and open views.

BEDROOM THREE: 3.0m x 2.5m (9'10" x 8'4"); with built-in shelving in the alcove, open views.

BEDROOM FOUR: 2.6m x 2.3m (8'6" x 7'8"); with open views and laminate flooring.

BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome tap and panelled bath with chrome shower tap fitment and fitted glass shower screen, part-tiled walls.

GARAGE: 12.1m x 4.2m (39'3" x 13'10"); large 3-car garage with electrically operated up-and-over door, power and light, plumbing for washing machine.

OUTSIDE: There is a tarmac drive leading to an Indian stone paved parking and turning area. Front garden with lawn and raised flower beds, mature plants and shrubs and boundary fencing. Access along the side of the house leading to the rear garden with large raised decked patio area and feature glass balustrade. Outside lighting and external power socket. This decked patio area is situated off the sun lounge and is an ideal place for the afternoon and evening sun.

Steps down to the rear garden with decked pathways. The garden is covered with slate chippings for easy maintenance with mature planting. Timber boundary fence, timber storage shed and PVC lean-to potting shed.

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SERVICES: Mains gas, water and electric are connected. Drainage is via a shared septic tank with any maintenance charges split 4 ways.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. The property has solar panels fitted which generate an annual income. Last year's income was approx £1,300.

COUNCIL TAX BAND G.

TENURE: We are informed by the owners that the property is freehold.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.



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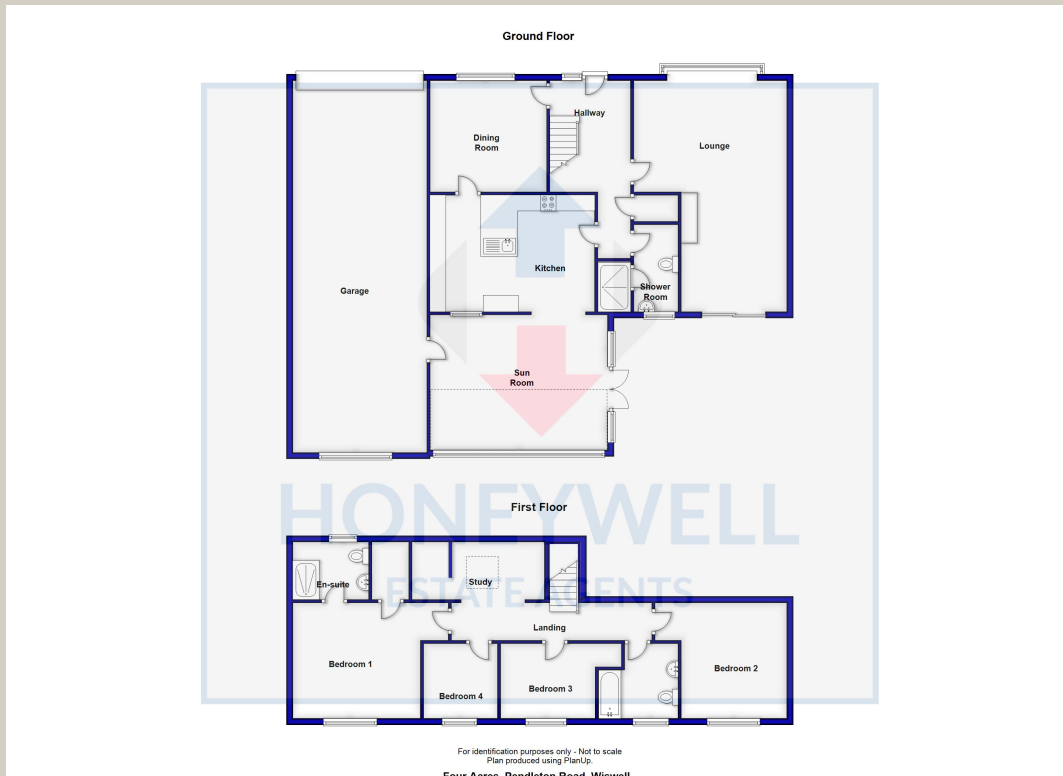
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*Four Acres, Pendleton Road, Wiswell, BB7 9BZ
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