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## Treetops, Whalley New Road, Billington

Large detached house with stunning elevated views  
£625,000



- Sat on a 0.30 acre plot
- 4 bedrooms, 2 bathrooms
- Open-plan living dining kitchen
- Large sitting room & study
- Double garage & ample parking
- 218 m<sup>2</sup> (2,349 sq ft) approx.

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# Treetops, Whalley New Road Billington

A large modern detached house sat on a generous 0.30 acre plot with stunning elevated views across the Ribble Valley over the famous Whalley Viaduct towards Hurst Green and Stonyhurst College. The house offers superb family accommodation with a lovely open-plan living space and dining kitchen with modern kitchen with marble worktops and integrated appliances. This large L-shaped room has elevated views to the front and at the rear looks over the rear garden and up towards Whalley Nab. In addition to the open-plan space there is a study, large separate sitting room, cloakroom, utility and rear porch. Upstairs there are four bedrooms, the master is best placed to see the view, plus there is a 3-piece en-suite. Bedroom 2 is at the rear and bedrooms 3 & 4 are currently connected with double doors but could easily be separated.

Outside at the front is a driveway leading to a large, gravelled parking and turning area. There is a detached double garage with electric up-and-over door. To the rear there is a good-sized rear garden with lawn and patio and gated access onto Painter Wood.

Treetops is conveniently located within easy walking distance of Whalley village centre where you can find a great range of shops, bars and restaurants. There is a primary school, health centre, churches, library and St Augustine's High School is close by.

**LOCATION:** Leave Whalley centre in the direction of Billington, cross over the bridge and continue up the hill. Treetops can be found shortly after passing the hairpin bend on the left which leads to Painter Wood.

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

**LARGE ENTRANCE PORCH:** With PVC front door and laminate flooring.

**ENTRANCE HALLWAY:** With staircase off to the first floor and laminate flooring.

**CLOAKROOM:** 2-piece white suite comprising low suite w.c. with push button flush and pedestal wash-hand basin, laminate flooring.



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**LOUNGE:** 4.2m x 5.3m (13'8" x 17'4"); with coved cornicing, wall light points, television point, stunning elevated views towards Hurst Green, feature oak flooring and fireplace housing 'Living Flame' gas fire with marble hearth and inset. Open to:

**DINING KITCHEN:**

**Dining Area:** 4.0m x 2.8m (13'3" x 9'4"); with oak flooring, coved cornicing and glazed French doors opening to rear garden.

**Kitchen Area:** 7.1m x 3.3m (23'5" x 10'10"); with a modern fitted range of grey wall and base units with white marble work surface and splashback, built under sink unit with mixer tap and draining board carved into the worktop, integrated double oven, integrated microwave, 4-ring induction hob with built-in extractor, integrated dishwasher, American style fridge-freezer, recessed spotlighting, Karndean flooring, 2 windows with outlooks across the rear garden, doors to utility and half-glazed door to rear porch.

**UTILITY ROOM:** 2.7m x 1.4m (8'10" x 4'8"); with base cupboards with matching work surface and single drainer sink unit, plumbing for a washing machine and space for tumble dryer.

**REAR PORCH:** With PVC door to rear garden.

**STUDY:** 2.7m x 3.4m (9'0" x 11'1"); with laminate flooring and attractive views.

**SITTING ROOM:** 5.2m x 5.0m (17'0" x 16'3"); with large window to front elevation to make the most of the view, laminate flooring, television point and recessed spotlighting.

**REAR PORCH/CLOAKROOM:** 1.7m x 1.2m (5'8" x 3'10"); with space for hanging coats and shoes and PVC door to side driveway.



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#### FIRST FLOOR:

**SPACIOUS LANDING:** With window to front elevation and loft access with drop-down ladder leading to part-boarded loft.

**BEDROOM ONE:** 4.3m x 5.3m (14'3" x 17'5"); with coved cornicing, recessed spotlighting, television point and excellent views across Whalley.

**EN-SUITE SHOWER ROOM:** 3-piece modern suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and cupboards under, double shower enclosure with thermostatic shower, fully tiled walls with high gloss tiles, extractor, wall light with shaver point and chrome heated ladder style towel rail.

**BEDROOM TWO:** 4.3m x 2.9m (13'11" x 9'6"); with outlooks across the rear garden.

**BEDROOM THREE:** 2.7m x 3.9m (8'10" x 12'10"); with outlooks across the rear garden.

**BEDROOM FOUR:** 2.8m x 3.4m (9'0" x 11'0"); with excellent views. Bedrooms three and four currently have a connecting door, this could easily be removed should this layout not suit the purchaser.

**BATHROOM:** 4-piece modern white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage under, corner double shower enclosure with thermostatic fixed shower head with separate hand-held shower head and panelled bath with chrome shower tap fitment, fully tiled walls, feature towel radiator and extractor fan.

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**OUTSIDE:** To the front of the property is a driveway leading to a large side parking area which is ideal for vehicle storage, turning and parking. There is a stone front boundary wall with raised flowerbeds and rockery. There is a large GARAGE measuring 5.3m x 4.7m (17'6" x 15'3") with electrically operated up-and-over door, power, light and PVC personal door to the side. Access along the side of the house leads to a good-sized rear garden with raised patio and large elevated lawn with planting borders. To the rear of the boundary there is vehicle access and gravelled parking which is accessed from Painter Wood.

**SERVICES:** Mains gas, electricity, water and drainage are connected.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** G

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



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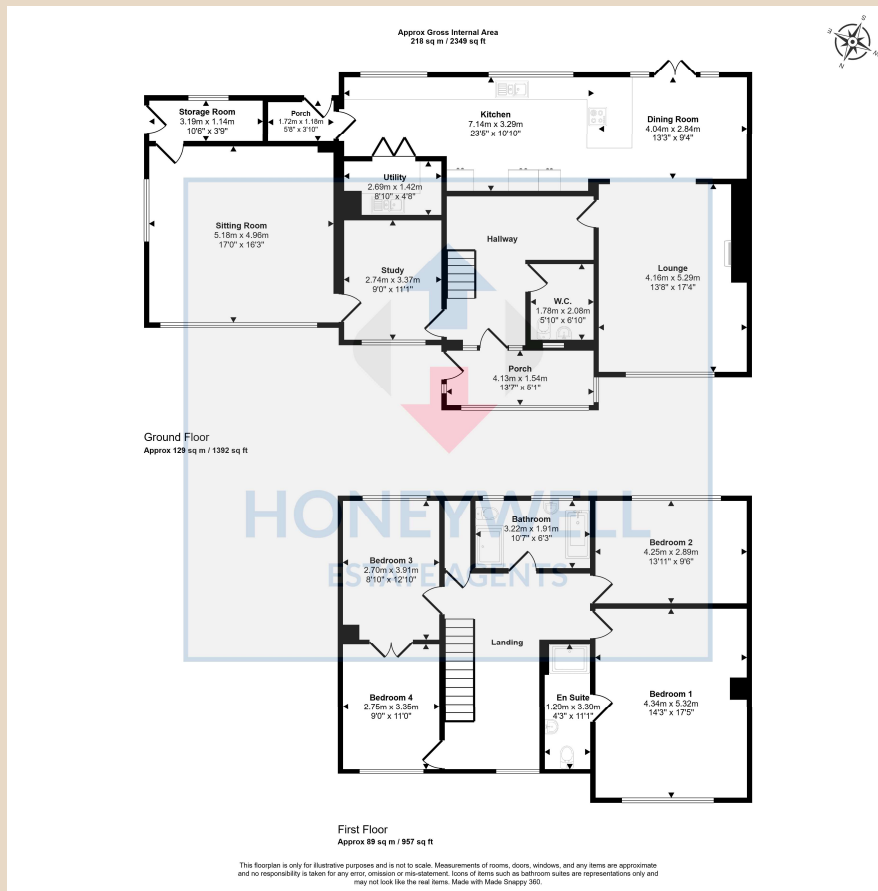




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*Treetops, Whalley New Road, Billington, BB7 9NW  
CD/CJ/041224*

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