



Honeywell  
SELECT

# 19 Pasture Grove, Whalley

Large executive detached home

£525,000



- 5 bedrooms, 2 en-suites
- Large open plan family kitchen
- Private west facing garden
- Lounge, dining room, study
- Solar panels providing income
- 207 m<sup>2</sup> (2,220 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)



# 19 PASTURE GROVE WHALLEY

An excellent opportunity to acquire one of the larger detached houses on Calderstones Park, situated on an attractive plot on this tree-lined cul-de-sac, with a good-sized rear garden facing south west which attracts the afternoon and evening sunshine.

This spacious five bedroom house has a large entrance hall with return staircase and galleried landing, three reception rooms and a large open plan family dining kitchen. On the first floor are five double bedrooms with two en-suites and four with fitted wardrobes.

Externally there is a double drive leading to a double garage, half of which has been partially converted into a games room/gym. The rear garden is mature and well planted with an Indian stone patio, deck and pond. The rear of the roof has PV solar panels installed. The feed-in tariff provides an annual income of around £1,200 per year plus a supply of free electricity during daylight hours. Viewing is essential to appreciate this home.

**LOCATION:** Leaving Whalley centre on Mitton Road, turn right at the mini roundabout into Calderstones Park and pass through the large stone gate posts. Proceed straight on and turn right at the T-junction and first right into Pasture Grove. At the end turn left and the house can be found on the left at the far end of the cul-de-sac.

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

**OPEN PORCH:** With quarry tiled floor.

**ENTRANCE HALL:** Spacious entrance hall with coved cornicing, return staircase off to first floor with spindles and balustrade and galleried landing, understairs storage cupboard, Picasso flooring and door to integral garage.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)





**Honeywell**  
SELECT

**CLOAKROOM:** With 2-piece suite comprising low suite w.c. and wall-hung washbasin, tiled walls to dado height and Picasso flooring.

**LOUNGE:** 5.3m x 3.9m (17'3" x 12'11"); with double doors from the hallway, coved cornicing, television point, PVC French doors opening onto the rear garden, feature fireplace with 'Living Flame' gas fire with marble hearth and inset and attractive surround.

**STUDY:** 3.3m x 2.7m (10'9" x 9'); built-in range of modern furniture with desk, storage cupboards, filing drawers and shelving, feature lighting and PVC French doors opening onto the rear garden, laminate flooring, coved cornicing.

**DINING ROOM:** 3.7m x 3.3m (12' x 10'9"); with coved cornicing and outlooks across the front garden.

**OPEN PLAN LIVING DINING KITCHEN:** 5.8m x 5.7m narrowing to 3.6m (19'1" x 18'10" narrowing to 11'8"); Kitchen area with fitted range of light wood effect wall and base units with complementary laminate working surface and tiled splashback with under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated electric double oven, 4-ring gas hob with ceiling mounted extractor canopy over, integrated dishwasher and fridge freezer, breakfast bar and tiled floor. **Living area:** with coved cornicing, television point, French doors opening onto the rear garden and Camaro flooring. **Dining area:** with PVC French doors opening onto the rear garden, coved cornicing, Camaro flooring.

**UTILITY ROOM:** 2.6m x 1.7m (8'8" x 5'7"); fitted range of base cupboards with complementary laminate working surface, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble drier, tiled floor, wall-mounted central heating boiler, extractor fan, door leading to side access.

#### FIRST FLOOR:

**LARGE LANDING:** With spindles and balustrade, 3 windows to front elevation, coved cornicing, airing cupboard housing pressurized hot water cylinder. Access to fully insulated, partly boarded loft.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)



**Honeywell**  
SELECT



**BEDROOM ONE:** 3.9m x 3.7m (12'11" x 12'1") + large alcove; 2 built-in wardrobes, fitted bedside cabinets and matching dressing table with drawers, television point, coved cornicing.

**EN-SUITE BATHROOM:** With 5-piece white suite comprising low suite w.c., bidet, pedestal washbasin, and corner bath with chrome taps and corner shower enclosure with fitted thermostatic shower. Part-tiled walls, ladder style heated towel rail, recessed spotlighting and extractor. Quick step laminate flooring.

**BEDROOM TWO:** 3.3m x 3.6m (10'9" x 11'10"); Karndean flooring, 2 fitted wardrobes, television point.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and corner shower enclosure with thermostatic shower, part-tiled walls, extractor.

**BEDROOM THREE:** 3.4m x 2.8m (11' x 9'2"); with Karndean flooring, television point.

**BEDROOM FOUR:** 3.8m + wardrobes x 3.3m (12'4" + wardrobes x 10'9"); fitted wardrobe, television point.

**BEDROOM FIVE:** 3.3m x 2.7m (10'9" x 9'); with laminate flooring and fitted wardrobe.

**BATHROOM:** With 5-piece suite comprising low suite w.c., bidet, pedestal washbasin with chrome taps, panelled bath with chrome shower tap fitment and separate shower enclosure with fitted shower, part-tiled walls, extractor, recessed spotlighting, Karndean floor tiling.

**DOUBLE GARAGE:** Garage 1: 2.7m x 5.3m (8'9" x 17'3") which has been partially converted to a games room/gym with removable uPVC wall, allowing easy conversion back to a garage if required; Garage 2: 5.5m x 2.8m (18' x 9'1") with up-and-over door, power and light and personal door to side.

**OUTSIDE:** To the front is a tarmac drive providing parking for 3 cars side by side. Front lawn with planting borders, mature trees and shrubs, paved pathway. Access along both sides of the house leading to south west facing enclosed rear garden with large lawn, Indian stone paved patio area with central gravelled path leading to decked patio area, raised pond; planting borders with mature plants and shrubs. 2 power supply points in rear garden.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

**Clitheroe**

**Tel 01200 426041**

**Barrowford**

**Tel 01282 698200**

**honeywellselect.co.uk**



**Honeywell**  
SELECT

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

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing. The rear of the roof has PV solar panels providing an annual income of around £1,200 and reduced electricity consumption during daylight hours.

We are informed by the owner that the property is freehold.

Alarm system fitted.

**SERVICE CHARGE:** There is an annual Calderstones Management Service Charge of £94.07 per annum.

**COUNCIL TAX BAND G.**

**VIEWING:** By appointment with our office.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)





HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](http://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200





HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](https://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200





Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*19 Pasture Grove, Calderstones Park, Whalley, BB7 9SJ  
CD/SMR/310518*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](http://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200