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SELECT

# The Pightle, 42 Beverley Road, Blacko BB9 6LX

**Individual mature detached house**

**O.I.R.O £495,000 – NO ONWARD CHAIN**



- Impressive private location
- Generous open living dining kitchen
- Outstanding open views & aspects
- 4 bedrooms, bathroom & cloaks
- Superb lounge; hall, office & utility
- Dble garage, excellent gardens

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# THE PIGHTLE BLACKO

A truly individual mature detached property situated in a highly desirable residential location, a magnificent position on the rural fringe with stunning panoramic views over 'Blacko Tower' and 'Pendle Hill' and adjoining open fields and countryside. Located on a deceptive plot set back from Beverley Road on the outskirts of Blacko village and only a short drive from Barrowford village and its array of amenities, the property is also superbly convenient for the excellent local transport networks close by. The house offers attractive family accommodation which is light and airy throughout with a generous reception hallway with two piece cloakroom off; there is a full length lounge which has a solid fuel stove and windows to the front, side and rear with open views. It boasts an extended open plan living dining kitchen with a modern arrangement of units and a range cooker and rear door opening onto the garden. In addition on the ground floor there is a very flexible office/gym or playroom and useful utility. The first floor enjoys four good sized bedrooms, a large landing with beautiful picture window and a three piece house bathroom.

Externally The Pightle is accessed with a private front driveway, leading to a double garage and surrounding mature lawned gardens with stone paths and patios and extremely well-stocked and maintained side and south facing rear gardens. Internal viewing is essential to appreciate all that this property has to offer.

**LOCATION:** Travelling along Barnoldswick Road from the Barrowford/Higherford direction, follow the road around the bend in the direction of Barnoldswick, after approx. ¼ mile, turn left onto Beverley Road, continue straight on, the property is situated on the left hand side.

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

**ENTRANCE VESTIBULE:** With double glazed Rock door and internal wood glazed door.

**RECEPTION HALLWAY:** 4.3m x 3.4m (14'0" max x 11'1"); with coved cornicing, beautifully restored ornate solid wood flooring, staircase leading to first floor with feature lead glazed and mahogany wood balustrade, large built-in storage cupboard with fitted wall units, telephone point, Rock double glazed door leading out to garden with lovely open aspects.



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**CLOAKROOM:** Spacious 2-pce white suite comprising vanity washbasin with mixer tap, marble surround and cupboards under, concealed low suite w.c. with push button flush, part-tiled walls, coved cornicing.

**LOUNGE:** 5.9m x 3.7m (19'3" x 12'0"); with coved cornicing, picture rail, windows to front, side and rear elevations, wall light points, television point, feature fireplace with wood surround and mantle, large stone hearth with tiled inset housing cast iron Esse multi-fuel stove, delightful outlooks towards Blacko Tower and Pendle Hill.

**STUNNING EXTENDED OPEN PLAN LIVING/DINING KITCHEN:**

**Living Dining area:** 7.2m x 3.6m (23'7" x 11'10"); with coved cornicing, television point, double glazed Rock door with large glazed surround providing attractive views across adjoining fields and across towards Pendle Hill.

**Kitchen area:** 3.6m x 2.8m (11'10" x 9'1"); superb fitted kitchen with a range of cream wall and base units with complementary solid wood working surfaces, tiled splashback, 1½ bowl stainless steel sink drainer unit with mixer tap, an array of integrated appliances including dishwasher, fridge and combination microwave oven, Rangemaster dual oven with 5-ring gas hob and coordinating Rangemaster extractor filter canopy over, solid wood breakfast bar, tiled flooring, recessed LED spotlighting, private outlooks over front garden, glazed door leading to rear hall, office and utility.

**REAR HALL:** With Karndean flooring, wood door leading to garage.

**UTILITY ROOM:** 3.7m max x 3.1m max to 1.8m (12'1" max x 10'3" max to 5'11"); spacious and useful room with white fitted wall and base units and complementary laminate working surfaces, stainless steel sink drainer unit, plumbing for washing machine, space for tumble dryer, tiled splashback, floor standing Worcester gas central heating boiler, pleasant outlooks across rear garden and open fields beyond, Karndean flooring, PVC glazed external side door.

**FLEXIBLE OFFICE/PLAYROOM/GYM:** 5.0m x 3.0m (16'4" x 9'11"); brilliant additional space with excellent views over front garden and towards Blacko Tower.

**FIRST FLOOR:**

**LANDING:** 4.2m max x 3.4 (13'10" max x 11'0"); light and airy space with coved cornicing, beautiful lead glazed and mahogany wood balustrade, stunning picture window with fantastic elevated views over adjoining countryside, loft access with drop down ladder leading to partly boarded area with lighting.



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**BEDROOM ONE (front):** 3.6m x 3.4m (11'11" x 11'0"); with coved cornicing, views over garden and towards Blacko Tower.

**BEDROOM TWO (rear):** 3.8m x 2.9m (12'4" x 10'5" including wardrobes); with coved cornicing, an arrangement of fitted wardrobes and cupboards, windows to side and rear elevations, stunning panoramic rural outlooks and views towards Pendle Hill.

**BEDROOM THREE (rear):** 3.8m x 2.5m (12'2" x 8'2"); windows to the side and rear elevations, fitted wardrobes, delightful views towards Blacko Tower and Pendle Hill.

**BEDROOM FOUR (front):** 3.6m x 2.7m (11'11" x 8'9"); with coved cornicing, fitted wardrobes and drawers, lovely aspects across front garden and views across neighbouring hills towards Blacko Tower.

**BATHROOM:** Spacious 3-pce white suite comprising Jacuzzi shower bath with panelled surround and thermostatically controlled shower over, fitted screen and body jets, pedestal washbasin with mixer tap, low suite w.c. with push button flush, built-in cupboard and shelving area, recessed spot lighting, coved cornicing, part-tiled walls.

**OUTSIDE:** The property is set in large lawned south/south west facing gardens with mature boundary hedging and fencing, various stone flagged patio areas offering excellent private places to enjoy the delightful views. The garden is well stocked with mature plants and shrubs, exterior lighting, external store, timber shed and greenhouse. There is a generous private front tarmac driveway leading to a **DOUBLE GARAGE** measuring approx. 19'6" x 19'5" with electric up and over door, power and lighting, with personal doors and water supply.

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

**EXTRAS:** There are solar panels on the rear side of the property which have been installed at the property in 2011, generating an annual income of approx. £2500. *Please ask for further details.*

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

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

**ENERGY PERFORMANCE:** The energy rating is E.

**TENURE:** Freehold.

**COUNCIL TAX:** Band F.



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*The Pightle, 42 Beverley Road, Blacko .  
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