



**Honeywell**  
SELECT

2 Park Head, Portfield Bar, Whalley, BB7 9FB  
Stunning stone barn conversion  
£525,000 (including fixtures and fittings)



- Lounge with feature stone arches
- 3 bedrooms, 1 with en-suite
- Large rear garden, double garage
- Large contemporary sun lounge
- Beautiful high specification kitchen
- 165 m<sup>2</sup> (1,780 sq ft) approx.

Clitheroe

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Barrowford

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# 2 Park Head, Portfield Bar Whalley

A stunning stone barn conversion situated in the small cluster of stonebuilt properties on the edge of Whalley offering great road links to the Ribble Valley, Burnley, Blackburn and the M65 motorway.

This stunning character house offers spacious well-planned accommodation with a large entrance hallway, lounge with stone fireplace and two feature stone arch full-height windows; the kitchen is high quality with fitted Smeg appliances and Silestone quartz work surfaces. The property features a 30ft long sun lounge which offers a dining area and sitting area with 2 pairs of French doors that open onto a large patio. Upstairs there are three bedrooms with exposed beams and stone window sills. The master bedroom has an en-suite shower room and there is a three-piece house bathroom.

Externally there is a blocked paved driveway to the front and also a large gravelled drive to the rear providing ample parking and turning, plus a great stonebuilt detached GARAGE with an electric door. The house has a large rear garden which is mainly lawn with stone walls, stone steps, patio and well-stocked planting borders. Viewing is essential.

**LOCATION:** From Whalley centre proceed up the hill along Accrington Road to the traffic lights and turn right. At the next set of traffic lights stay in the right lane, continue straight on and take the first turning on the left hand side into Park Head.

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

**ENTRANCE HALL:** 4.6m x 3.7m (15' x 12'3"); with feature stone entrance with hardwood front door and window to each side, solid wood spindle staircase off to first floor with understairs storage cupboard, meter cupboard, laminate flooring and double doors to garden room.

**LOUNGE:** 5.7m x 4.6m (18'10" x 15'); with 2 feature full-height arched windows with exposed stone surrounds, exposed beams, feature stone fireplace housing gas stove, television point and 2 windows to the rear elevation.



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**SUN LOUNGE:** 9.3m x 3.3m (30'8" x 10'10"); large contemporary sun lounge with 2 pairs of glazed French doors opening onto rear patio, stone flagged floor with underfloor heating, feature exposed stone wall. television point.

**KITCHEN:** 3.4m x 3.4m (11'2" x 11'2"); with a hand-made bespoke kitchen, hand painted in Farrow & Ball 'London Stone,' Silestone quartz work surface, built-under Franke 1½ bowl sink unit with draining board carved into the worktop and Grohe chrome boiling water mixer tap, 2 Smeg fan ovens and one Smeg combination oven, 5-ring stainless steel gas hob, integrated Smeg fridge and Neff dishwasher, solid walnut breakfast bar and tiled floor with solid walnut skirtings and trim.

**UTILITY ROOM:** 2.7m x 1.8m (9' x 5'11"); fitted range of storage cupboards with laminate work surface, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for fridge, tiled floor, shoe rack or shelving unit, Worcester combination central heating boiler concealed inside wall cupboard and door to side access.

**CLOAKROOM:** Modern 2-piece white suite comprising low suite w.c. with push button flush and vanity wash handbasin with chrome mixer taps, feature metro wall tiles to dado height, tiled floor and extractor.



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#### **FIRST FLOOR:**

**SPACIOUS LANDING:** With feature circular window, 2 Velux windows, exposed beams, solid wood flooring, spindles and balustrade, wall light points, storage cupboard and alarm control panel.

**BEDROOM ONE:** 4.1m x 3.3m (13'4" x 10'11") + large recess; with feature exposed beam, stone windowsill and fitted wardrobe.

**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap and corner shower enclosure with Mira thermostatic shower, part-tiled walls, tiled floor, tongue and groove panelling to dado height, extractor fan, recess spotlighting, shaver point and exposed beam.

**BEDROOM TWO:** 4.6m x 3.1m (15' x 10'): dual aspect with windows to front and rear elevations with feature stone window sill and a circular window.

**BEDROOM THREE:** 3.4m x 2.6m (11'1" x 8'5").

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap, panelled bath with wall-mounted central mixer tap, part-tiled walls, Velux window, exposed beam, shaver point, varnished wooden floor and recessed spotlighting.

**OUTSIDE:** To the front of the property is a block paved driveway providing parking for 2 cars. To the rear of the house is a large gravelled driveway providing ample parking and turning and leading to the detached stone GARAGE 6.0m x 5.9m (19'8" x 19'4") with electrically operated up-and-over sectional door, power and light and a personal door to the side.

The house has a large rear garden which is mainly laid to lawn with stone retaining wall, steps down to stone paved patio area and the garden has well-stocked planting borders, electric power socket and cold water tap.

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**SERVICES:** Mains, gas, water and electric are connected. The development has a shared private water treatment system. The annual cost for this system is divided between 9 houses and is approximately £40 per house per year.

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

**COUNCIL TAX BAND E.**

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

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



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For identification purposes only - Not to scale  
Plan produced using Planity

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