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# Warwick House, Billington, BB7 9LS

Stonebuilt Victorian period detached house  
Offers over £600,000



- 4 reception rooms
- Extended kitchen & conservatory
- Stunning mature gardens
- 4 double bedrooms, en-suite
- Large 1/3 acre plot, open views
- 207 m<sup>2</sup> (2,225 sq ft) approx.

Clitheroe

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Barrowford

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# Warwick House

## Whalley Rd, Billington

An imposing stonebuilt Victorian detached house situated on a 1/3 acre plot with stunning views to the front across St Augustine's playing fields towards Kemple End and Stonyhurst. This large family house was originally occupied as the mill manager's home and offers fantastic character features including the original return staircase with a large stained and etched glass window on the half landing, high ceiling with cornicing and beautiful reception rooms with feature fireplaces.

The large entrance hallway leads to the lounge, sitting room, dining room and snug. The kitchen is extended to the side and offers a modern feel with pitched ceiling, Velux windows and picture window and door opening to the conservatory with glass roof, porcelain floor and outlooks across the mature rear garden. The conservatory provides access to the cloakroom, utility and attached garage. On the first floor is a large landing leading to four double bedrooms, en-suite shower room to the master and 3-piece house bathroom with shower over the bath.

Externally there is a lawned front garden with stone wall, side driveway providing parking for 3-4 cars and leading to the garage. To the rear is a large mature garden with good-sized lawn, decked patio area, timber store and a wealth of mature shrubs and trees.

The property is conveniently located to provide good access to Whalley and the A59. Whalley is a 15 minute walk down the hill and St Augustine's High School is close by, as well as the Artisan Restaurant and Foxfields' Leisure Club is a few minutes' walk.

**LOCATION:** From Whalley centre proceed in the direction of Billington over the bridge and up the hill. Continue straight on for half a mile and Warwick House is located on the left hand side opposite St Augustine's playing fields.

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

**ENTRANCE VESTIBULE:** Through half-glazed front door with feature stained glass panel, stained glass arched window above, tiled floor, coved cornicing, coat hooks, half-glazed stained glass door leading to hallway.



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**HALLWAY:** With coved cornicing, feature return staircase off to first floor with original spindles and balustrade, understairs storage cupboard, half-glazed door to rear porch.

**LOUNGE:** 4.0m x 3.7m (13' x 12'); excellent views across St Augustine's playing fields towards Stonyhurst College and Kemple End, window to side elevation, television point, feature fireplace housing open fire with oak surround and marble hearth, matching oak framed mirror over, coved cornicing. Open to:

**SITTING ROOM:** 4.5m x 4.0m (14'9" x 13'); with coved cornicing, window overlooking the rear garden.

**DINING ROOM:** 4.6m x 4.0m (15' x 13'); with coved cornicing, picture rail, feature oak flooring, excellent views across the playing fields towards Stonyhurst.

**SNUG:** 3.9m x 3.6m (12'11" x 11'8"); with picture rail, feature fireplace housing cast iron stove set into chimney breast on terracotta tiled hearth with solid oak mantel, television point. Open to kitchen.

**KITCHEN:** 5.1m x 2.8m (16'7" x 9'3"); feature pitched ceiling with exposed beams and 2 Velux windows, window to front elevation with open view, large picture window and glazed door to rear leading to conservatory, fitted range of oak Shaker style wall and base units with complementary laminate work surface, tiled splashback with under unit lighting, Belfast sink unit with double drainer, integrated Blomberg electric double oven, Bosch ceramic hob with extractor over, integrated fridge and dishwasher, space for dining table and chairs.

**CONSERVATORY:** 4.0m x 3.4m (13'2" x 11'2"); white uPVC construction with glass roof, tiled floor, French doors opening onto the rear garden, wall mounted bio-ethanol fire, door to integral garage.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. with push button flush and vanity wash handbasin with chrome mixer tap.

**UTILITY ROOM:** 1.8m x 1.4m (5'9" x 4'7"); space for fridge freezer and plumbing for washing machine.



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#### FIRST FLOOR:

**SPACIOUS LANDING:** Return staircase with feature stained glass window on half-landing, original spindles and balustrade, loft access via loft ladder leading to partly boarded loft offering excellent storage.

**BEDROOM ONE:** 4.6m x 2.8m opening to 4.0m (15' x 9'3" opening to 13'3"); excellent views across playing fields towards Stonyhurst and Kemple End.

**EN-SUITE SHOWER ROOM:** With 3-piece suite comprising low suite w.c., pedestal wash handbasin with chrome tap and tiled splashback, bathroom cabinet above with vanity mirror and shaver point, shower enclosure with fitted thermostatic shower, part-tiled walls.

**BEDROOM TWO:** 3.7m x 4.0m (12' x 13'1"); built-in wardrobe set into alcove, excellent views.

**BEDROOM THREE:** 3.6m x 3.7m (11'8" x 12'2"); range of built-in wardrobes with storage cupboards over, vanity sink unit with tiled splashback and outlooks across the rear garden.

**BEDROOM FOUR:** 4.6m x 4.1m (14'11" x 13'4"); with built-in wardrobes, dressing table and drawers, outlooks across the rear garden.

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome taps and panelled bath with thermostatic shower over and glass shower screen, part-tiled walls, feature cast iron radiator with chrome towel rail.

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**OUTSIDE:** The property is set on a generous plot measuring approx one third of an acre. Front garden with gateposts leading to central pathway with lawn to each side and planting borders, Side tarmac drive providing parking for 3-4 cars leading to attached single GARAGE 5.3m x 2.5m (17'3" x 8'3") with up-and-over door, power and light and newly installed wall-mounted Vaillant central heating boiler.

To the rear there is a large mature garden with large lawn, planting borders and mature shrubs. Decked patio area with outside lighting and power sockets, timber storage shed and pond. To the rear portion of the garden there are steps up to a wild garden with gravel pathways and mature planting, rhododendrons and mature trees.

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

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

**TENURE:** We have been informed by the owner that the property is freehold.

**COUNCIL TAX BAND G.**

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

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*Warwick House, Whalley Road, Billington, BB7 9LS  
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