



Honeywell
SELECT

Penfield, Brow Top, Grindleton

Detached house with stunning elevated views

Offers around £675,000



- Large sweeping driveway
- Stunning views of Pendle Hill
- 4 bedrooms, bathrm & shower rm
- Lounge with multi-fuel stove
- Dining rm, conservatory & study
- Breakfast kitchen & utility room
- Beautifully landscaped gardens
- 148 m² (1,590 sq ft) approx.

Clitheroe

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A detached house which is set on this most stunning plot with south-east facing elevated views across the valley towards Pendle Hill. The property is in a secluded setting with a long sweeping blocked paved driveway leading around the landscaped garden which is full of mature planting for all seasons.

The house has been extended to provide family-sized living accommodation with a hallway, lounge with multi-fuel stove and patio doors which frame the view, spacious formal dining room, study, conservatory, shower room, breakfast kitchen and utility room with w.c. The first floor has four bedrooms and an attractive 3-piece bathroom.

The house enjoys a large private plot with well-maintained and well-stocked gardens with Indian stone pathways and patio areas, a timber summer house, pond and lawn. A gated entrance leads to the long driveway which offers ample parking and turning. Viewing is essential.

LOCATION: From the Chatburn direction proceed over the bridge and pass The Spinney on the left-hand side. At the T junction turn right and halfway up the hill the drive to Penfield is on the right-hand side.

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

ENTRANCE PORCH: With half-glazed hardwood front door, window to side elevation, tiled floor and glazed door to hallway.

HALLWAY: With Velux window, wooden flooring and corner staircase off to first floor with spindles and balustrade.

SHOWER ROOM: 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, corner vanity wash-hand basin with chrome mixer tap and storage cupboards under and over, wet shower area with fitted Mira Excel thermostatic shower, part-tiled walls, chrome heated ladder style towel rail, shaver point and recessed spotlighting.



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LOUNGE: 4.7m x 4.6m (15'4" x 15'0"); with sliding patio doors to the front leading to patio with fantastic outlooks across the valley towards Pendle Hill, wall light points, television point, feature fireplace housing cast iron log burner stove with stone mantel and quarry tiled hearth.

STUDY/BEDROOM FIVE: 2.7m x 1.9m (8'11" x 6'4").

DINING ROOM: 4.7m x 3.3m (15'3" x 10'10"); with window to rear elevation and glazed hardwood French doors to conservatory.

CONSERVATORY: 2.4m x 2.4m (8'0" x 7'10"); UPVC rosewood construction with French doors leading to rear patio, tiled floor and wall light points.

DINING KITCHEN: 6.2m x 3.1m opening to 4.1m (20'1" x 10'0" opening to 13'5"); with a fitted range of Shaker style wall and base units with complementary wood effect laminate work surface and tiled splashback. Integrated Neff fan oven and Neff combination oven and microwave, 4-ring ceramic hob with extractor over, one-and-a-half bowl sink unit with mixer tap, integrated Neff dishwasher, Neff plate warmer and integrated fridge-freezer. Tiled floor, dining area with feature window with excellent outlooks towards Pendle Hill and wall light points.

UTILITY ROOM: 4.2m x 2.4m (13'8" x 7'9"); with a fitted range of base cupboards with complementary laminate work surface, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, wall-mounted Worcester combination central heating boiler, tiled floor and glazed door leading to front patio.

TOILET: With low suite w.c. and tiled floor.



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FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade with feature pitched ceiling with Velux window and access to loft storage.

BEDROOM ONE: 3.3m x 4.1m (10'10" x 13'6"); with built-in wardrobes, stunning elevated views towards Pendle Hill and Velux window.

BEDROOM TWO: 3.3m x 2.7m (10'9" x 8'9"); with loft access and attractive outlooks across open fields.

BEDROOM THREE: 3.1m x 2.6m (10'1" x 8'6"); with built-in wardrobe with storage cupboards over and stunning views towards Pendle Hill.

BEDROOM FOUR: 2.7m x 1.9m (8'11" x 6'4"); with built-in wardrobe.

BATHROOM: A modern 3-piece white suite comprising low suite w.c. with concealed cistern, vanity wash-hand basin with chrome mixer tap, storage cupboards under and bathroom cabinet with mirror and lighting over, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen. Chrome heated ladder style towel rail, part-tiled walls, tiled floor, built-in airing cupboard, recessed spotlighting and Velux window.

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OUTSIDE: A five-bar gate leads to a long sweeping blocked paved driveway providing ample parking and turning. There is a large private south-facing front garden with lawn with boundary hedging, well-stocked with plants and shrubs. A paved pathway leads to a pond, further planting borders and a paved patio area, all offering excellent views across the valley towards Pendle Hill. To one side of the house is a timber summer house with glazed French doors. To the opposite side of the house is a picket fence and gateway leading to an Indian stone paved patio area with outlooks across an open field with gravelled borders for easy maintenance, outside lighting and boundary hedging. To the rear there is an Indian stone paved patio area with garden borders, well-stocked with plants and shrubs. There is a timber potting shed, timber storage shed, security lighting and a water butt.

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

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

COUNCIL TAX BAND G.

VIEWING: By appointment with our office.



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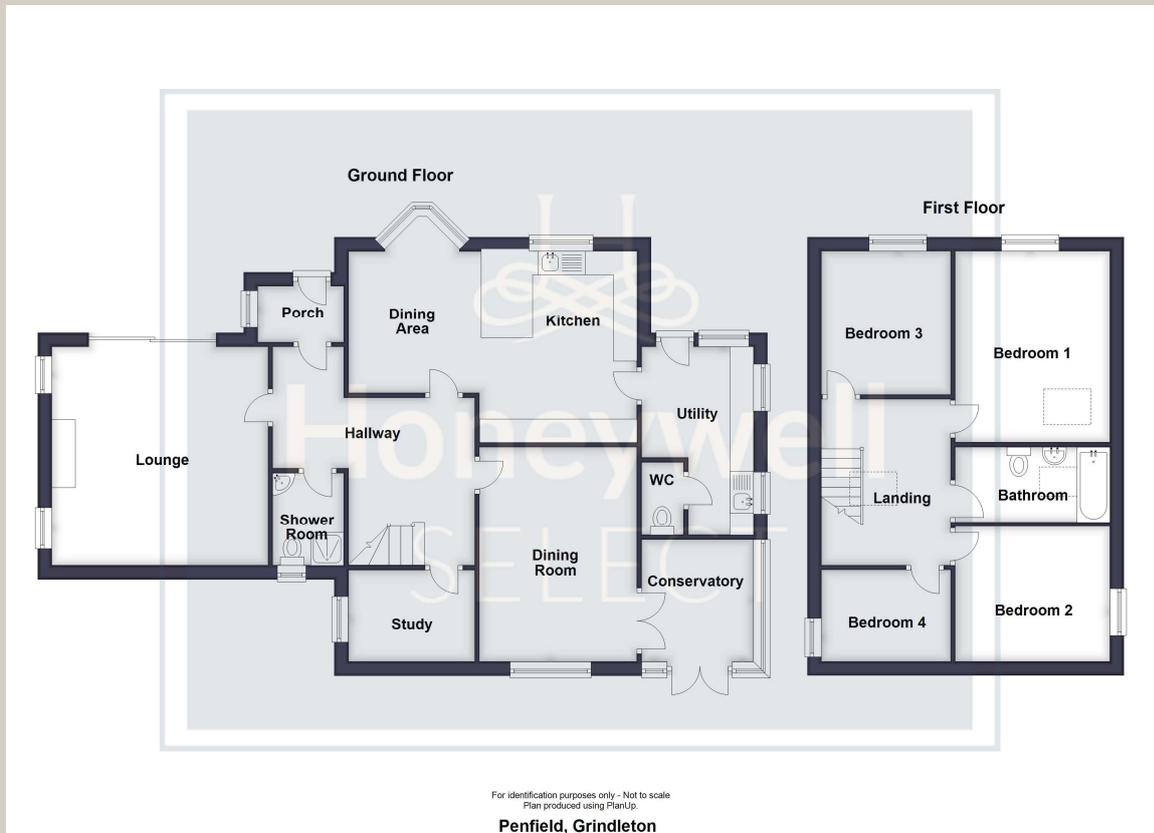
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