



Honeywell
SELECT

Ellisland, Pendleton, BB7 1PT

Large detached bungalow

£515,000



- Set in 1/3 acre gardens
- Surrounding open views
- Large lounge with balcony
- Detached double garage
- 4 bedrooms, 1 with en-suite
- Prime village location
- Dining room open to kitchen
- 177 m² (1,905 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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ELLISLAND PENDLETON, BB7 1PT

A very rare opportunity to buy this desirable property located on the edge of Pendleton, with views of open countryside to the front and rear. The spacious detached bungalow sits on a large 1/3 acre plot with ample parking and turning, stunning mature lawned gardens with a stream and adjoining open farmland. The property has a large lounge with patio doors leading to a balcony, dining room with bay window and a modern fitted kitchen. An inner hallway leads to three bedrooms and a house bathroom. There is an excellent guest suite situated underneath the split level lounge with en-suite bathroom and utility.

Externally there is a detached double garage, and beautiful gardens, the rear garden is south facing and has a large patio and summer house overlooking the stream. Ellisland is situated on the edge of this extremely popular village. 'The Swan with Two Necks' in the village centre is only a short stroll away. Pendleton Village is in a convenient location with good road links to the A59 providing easy access to Clitheroe, Whalley and the road network.

LOCATION: Travelling along the A59 from the roundabout next to Springwood, Whalley, proceed towards Clitheroe and carry straight on at the next roundabout. Turn first right signposted Pendleton and continue straight on through the centre of the village passing 'The Swan with Two Necks' on the left. Continue straight on keeping left and on leaving the village Ellisland is situated on the right.

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

ENTRANCE HALL: through glazed hardwood front door, BT telephone point and built-in cloaks storage cupboard, solid maple flooring and steps up to lounge.



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LOUNGE: 7.4m x 4.9m (24'6" x 16'); large dual aspect room with stunning views to the front and rear. The front has sliding patio doors leading to a balcony with outlooks towards Clitheroe. To the rear there is a window seat with views towards Pendle Hill, coved cornicing, television point, wall light points and stone fire surround with tiled hearth housing open fire.

DINING ROOM: 4.5m x 3.6m (14'10" x 11'8"); bay window with outlooks across the rear garden, solid maple flooring, door leading to steps down to the guest suite and open to kitchen.

KITCHEN: 3.6m x 2.8m (11'8" x 9'3"); comprising an attractive range of cream wall and base units with complementary laminate work surface and tiled splashback with under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated electric double oven and Bosch 4-ring ceramic hob with extractor over, integrated slimline dishwasher, space for an American style fridge freezer, solid maple flooring and half glazed door to rear garden.

BEDROOM ONE: 3.9m plus wardrobes x 3.0m (12'11" plus wardrobes x 9'11"); with an extensive range of modern fitted wardrobes with matching bedside cabinets and headboard, fitted vanity unit with wash hand basin with chrome mixer tap and drawers under, recessed spotlighting, coved cornicing and open views.

BEDROOM TWO: 6.3m x 2.6m (20'6" x 8'7"); with 2 windows to front elevation, fitted vanity unit with storage cupboards under and over, with feature lighting housing vanity wash hand basin with chrome mixer tap, vanity mirror and built-in wardrobe.



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BEDROOM THREE: 3.2m x 2.5m (10'5" x 8'3"); with coved cornicing and built-in wardrobe.

BATHROOM: 4-piece white suite comprising low suite w.c., panelled bath with chrome mixer tap, vanity wash hand basin with chrome mixer tap, cupboards under and vanity mirror over and double shower tray with fixed curved glass shower screen and fitted Aqualisa thermostatic shower, part-tiled walls, chrome heated ladder style towel rail and an airing cupboard with hot water cylinder and shelving for linen.

LOWER GROUND FLOOR:

INNER HALLWAY: leading to utility.

UTILITY: 4.7m x 2.6m (15'6" x 8'6"); with cream Shaker style fitted units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit, electric cooker, plumbing for a washing machine, floor-mounted Glow Worm central heating boiler and door to rear garden.

TOILET: with low suite w.c. and wall hung wash hand basin with tiled splashback.

GUEST SUITE/BEDROOM FOUR: 4.9m x 4.5m (16'1 x 14'10); with large window and patio door to front offering excellent open views, fitted triple wardrobe.

EN-SUITE: 4-piece white suite comprising low suite w.c., pedestal hand basin with chrome taps, panelled bath with chrome taps and shower bath enclosure with fitted Aqualisa thermostatic shower, part-tiled walls and coved cornicing.

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OUTSIDE: the property is set on a large plot measuring approximately 1/3 acre. Stone gate posts lead to a large tarmac driveway providing ample parking and turning, access to large DOUBLE GARAGE 6.2m x 5.3m (22'2" x 17'3") with an electrically operated up-and-over garage door and personal door to side. The front garden is mainly laid to lawn with boundary hedging and well stocked borders, side garden with lawn and large south-facing rear garden with stone paved patio and pathways, large lawn with planting areas, mature trees and shrubs. Towards the rear of the garden there is a stream that runs through the plot with a timber summer-house and there is also a lean-to greenhouse.

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

TENURE: We are informed by the owners that the property is freehold. Council tax band G.

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



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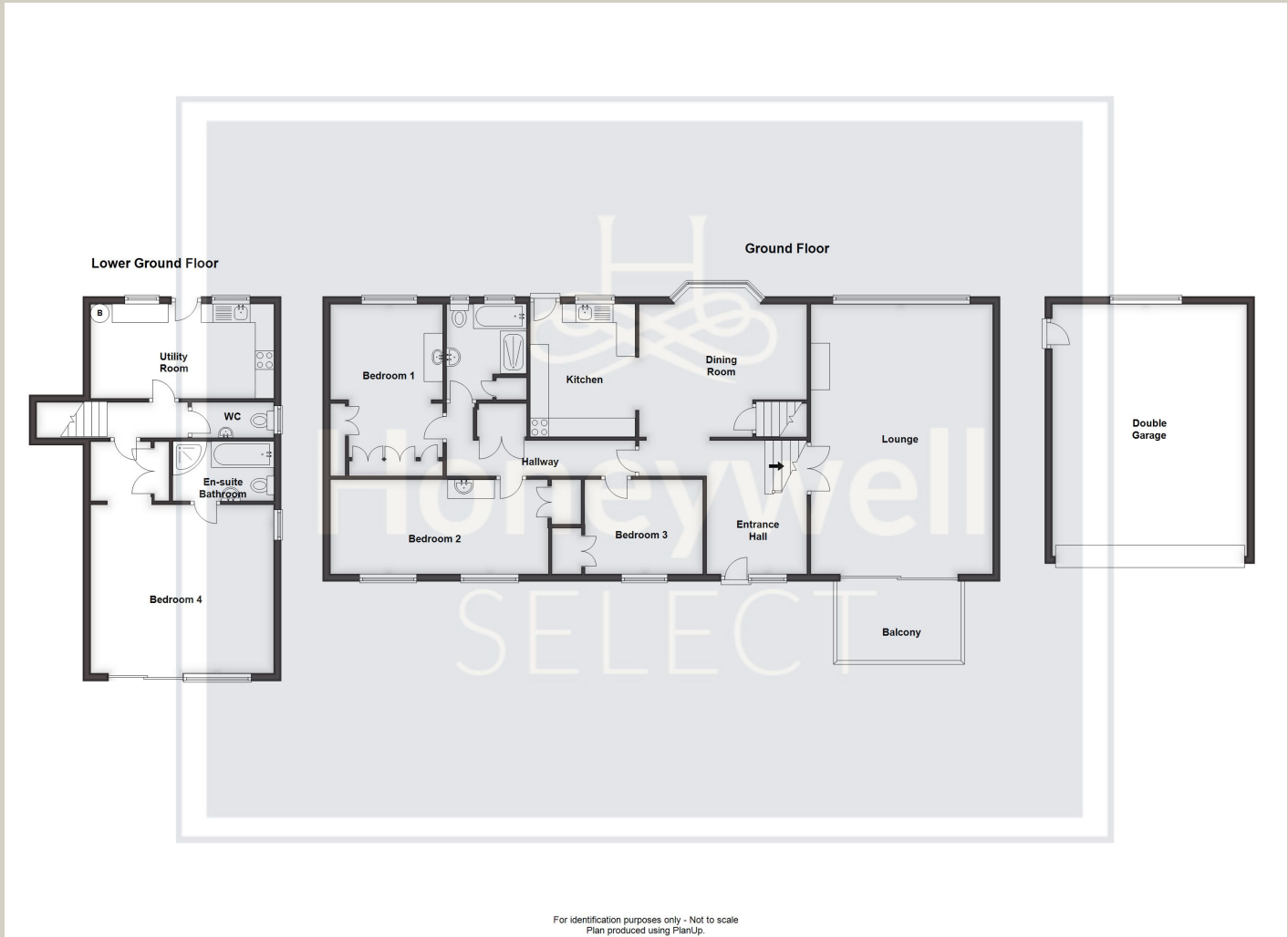
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For identification purposes only - Not to scale
Plan produced using PlanUp.

*Ellisland, Pendleton, Clitheroe BB7 1PT
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