



Honeywell
SELECT

Inshriach, Neddy Lane, Billington, BB7 9ND

Individual contemporary architect designed 'Eco house'

£695,000



- Stunning open-plan layout
- 4 double bedrooms, 2 bathrooms
- Highly insulated, low running costs
- Separate sitting room & study
- Central glazed atrium
- Beautiful views of the Ribble Valley
- Cutting edge systems & efficiency
- Constructed with sustainable materials
- 220 m²(2,363 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Inshriach, Neddy Lane Billington

Inshriach is a recently built contemporary house which could be straight out of an episode of Grand Designs. This smart modern house has been extremely well designed for family living incorporating great use of natural light and open plan living space with smart technological systems which create a super efficient home.

The house was built in 2015, this sleek design has a feature zinc tiled roof and a great mixture of modern render, dark grey aluminium windows and doors softened with Siberian Larch panelling. The ground floor has a huge open plan lounge, kitchen area and dining area with full height central atrium, the room offers fabulous views which take in Kemple End, Whalley Viaduct and the full length of Pendle Hill. The lounge area has Bi-fold doors which open onto the raised seating area offering great flow from inside to out. The kitchen has a range of integrated appliances and a large island unit with breakfast bar and a dining area is at the rear with glazed corner area and feature staircase. Although open plan rooms are beautiful it also great to have separate rooms for practical family living, located off the main living space is a sitting room, study, cloakroom, hallway, utility with plant room.

The first floor has a large galleried landing above the main living space and shares the central glazed full height atrium. The master bedroom has a large patio door to access the balcony, plus a dressing room and walk-in closet and a three-piece en-suite shower room with wet shower area. The other three bedrooms are all doubles and the house bathroom has a four-piece suite.

Externally the house has a large gravelled drive and parking area, there is planning permission granted for a tandem garage with glass link, there are lawned gardens on two sides and storage space under the outside seating area.

The property is right up-to-date in terms of efficiency with underfloor heating powered air source heat pump, there is a mechanical air heat recovery ventilation system which redistributes warm air to colder areas, Photo Voltaic panels on the roof supply electricity to the house and a feed-in tariff which produces an annual income, the Rako system provides a programmable LED lighting system and the main living space offer an integrated Sonos music system.

Viewing is essential to appreciate this modern contemporary house and the views it offers.

LOCATION: The property is conveniently located close to local amenities and within walking distance of Whalley centre where you can find a range of pubs, wine bars, restaurants, primary schools, church, health care, shops and services. St Augustine's secondary school is also within walking distance.

DIRECTIONS: From Whalley centre following King Street in the direction of Billington, cross over the bridge and proceed up the hill. Continue straight on for half a mile passing under the railway bridge and Dale View on the right. Turn the next right into Neddy Lane and follow the private road to the end and the house is the last one on the left hand side.

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

ENTRANCEHALLWAY: With glazed aluminium front door, recessed LED spotlighting, tiled floor and coat hooks.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung vanity wash handbasin with chrome mixer tap, tiled floor, recessed LED lighting and extractor.

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LARGE OPEN PLAN LIVING SPACE: 11.9m x 5.9m (39'2" x 19'4")

LIVING AREA: With large glazed aluminium Bi-fold doors opening onto outside seating area with excellent views towards Kemple End, a tall window to the side elevation with excellent views across Whalley towards Pendle Hill, concealed remote controlled blinds, tiled floor, floor-mounted modern contemporary wood-burning stove and television point.

KITCHEN AREA: With double height glazed wall and central atrium offering a fantastic light and airy space and excellent views across Whalley, Whalley Viaduct and the full length of Pendle Hill, contemporary fitted high gloss kitchen with handle-less units, a bank of wall units housing larder fridge and storage cupboards and floating wall units housing a bank of three Neff ovens, one steam oven, one fan oven and one microwave combination oven, there is a large central island unit with solid granite work surface, one and a half bowl stainless steel sink unit with draining board carved in to the granite and a brushed steel Quooker boiling water tap, 5-ring Neff induction hob with ceiling-mounted extractor, a range of pan large soft-close drawers, integrated dishwasher, solid wood breakfast bar and feature modern LED lighting.

DINING AREA: With large glazed picture windows to the side and rear offering excellent views, feature lighting and modern staircase off to first floor with hardwood steps and glass balustrade.

SITTING ROOM: 3.3m x 3.0m (10'8" x 9'10"); with laminate flooring, two windows to side elevation and recessed LED lighting.

STUDY: 3.0m x 2.0m (9'9" x 6'6"); with windows to rear and side, laminate flooring and recessed LED lighting.

UTILITY ROOM: 3.0m x 1.4m opening to 4.0m (9'10" x 4'8" opening to 13'1"); with a fitted range of wall and base units with stainless steel sink unit with mixer tap, integrated fridge freezer, plumbing for washing machine, space for tumble drier, tiled floor, tall corner cupboard housing the Rako lighting system and has space for Sky tv boxes and media systems.

PLANT ROOM: 2.0m x 1.4m (6'7" x 4'6"); with tiled floor has a pressurized hot water cylinder, manifold for the underfloor heating and control unit for the air recirculation system.



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FIRST FLOOR:

SPACIOUS GALLERIED LANDING: With feature glazed wall and central atrium with excellent views towards Pendle Hill.

BEDROOM ONE: 5.0m x 3.9m (16'4" x 12'11"); with feature double height ceiling with Velux windows, wall-light points, large glazed patio door leading to balcony with electric remote controlled blinds, balcony with balustrade and excellent views towards Kemple End.

DRESSING ROOM: 1.9m x 3.6m (6'2" x 11'9"); with walk-in closet.

EN-SUITE: With contemporary 3-piece suite comprising wall-hung w.c. with push button flush, large wall-hung vanity wash handbasin with chrome mixer tap and vanity mirror over, large walk-in wet shower area with fixed glass panel, fixed shower head and separate hand held shower head, chrome heated towel rail, Velux window, large picture window, tiled floor, recessed LED lighting, extractor fan and part-tiled walls.

BEDROOM TWO: 4.8m x 3.7m (15'9" x 12'1"); with feature pitched ceiling with two large windows offering views to Whalley Nab and feature LED lighting.

BEDROOM THREE: 5.4m x 3.0m (17'8" x 9'10"); with window and two Velux windows with feature pitched ceiling and feature LED lighting.

BEDROOM FOUR: 3.7m x 2.8m (12'1" x 9'1"); with recessed LED lighting and excellent views towards Pendle Hill.

BATHROOM: With 4-piece white suite comprising wall-hung w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap, panelled bath with central chrome mixer tap and wall-mounted controls, walk-in wet shower area with fixed glass panel with fixed shower head and separate hand held shower head, chrome heated towel rail, Velux window, extractor, part-tiled walls and tiled floor.

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OUTSIDE: The property is accessed through brick gate posts leading to large gravelled drive and parking area which extends along the side of the house and has planning permission for a tandem garage with glass link from the property. There are lawned gardens to two sides which offer excellent uninterrupted views towards Kemple End, across to Whalley and Whalley Viaduct and Pendle Hill. Large storage area located underneath the ground floor exterior seating area.

SERVICES: Mains, water and electric are connected. Private drainage with sewage treatment tank.

HEATING: Underfloor heating system powered by air sourced heat pump with pressurized hot water cylinder complemented by Reynaers double glazed aluminium windows and doors. There is also an air heat recovery ventilation system, Photo Voltaic panels (solar panels) on the roof which offer electricity supplied to the house and a feed-in tariff generating an annual income of approximately £700 per year.

TENURE: The property is Freehold **EPC:** The energy efficiency rating for this property is B.

COUNCIL TAX BAND: G. **VIEWING:** By appointment with our office.



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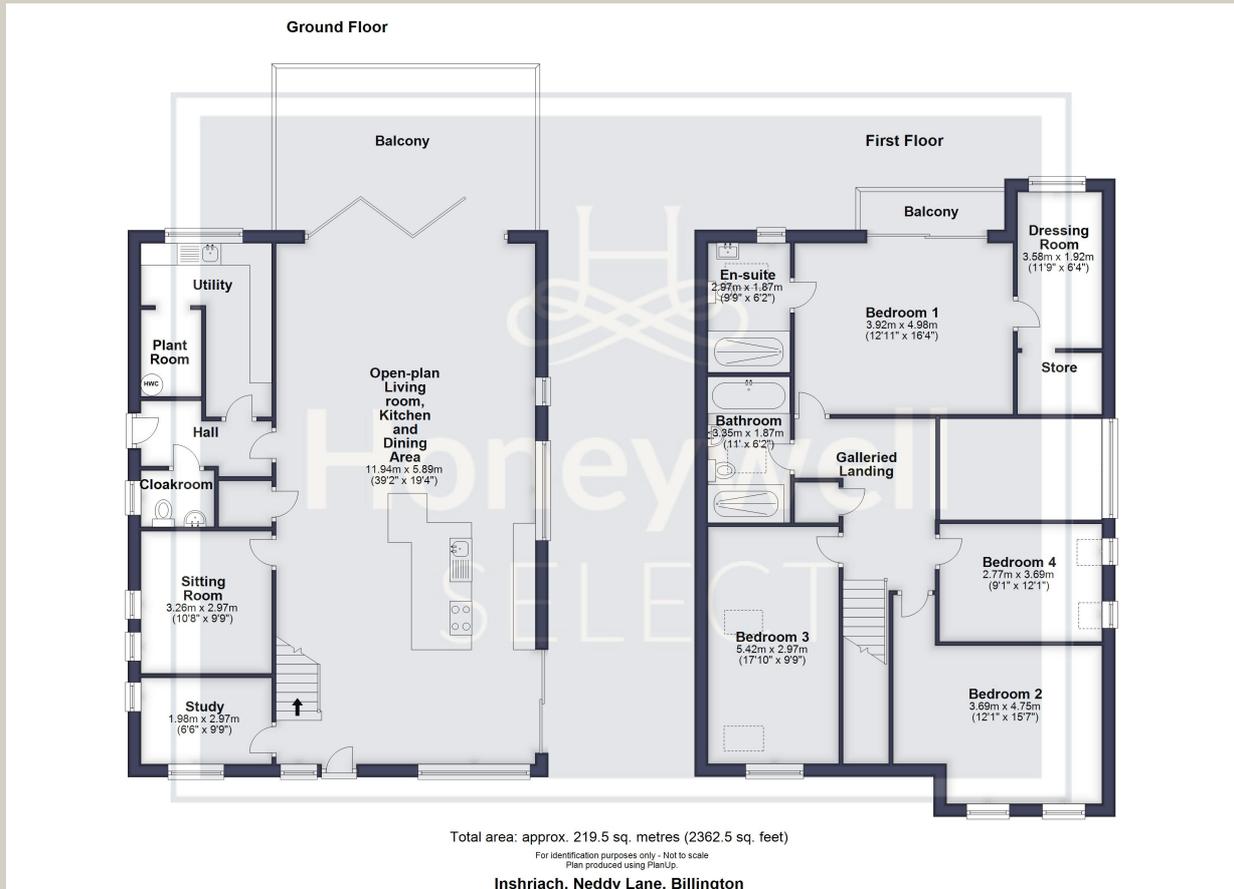
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