Honeywell SELECT

Beth Shalom, Simonstone

Spacious individual house on a large plot

£625,000

- 4 bedrooms, bathroom & shower room
- Open plan living dining kitchen
- Beautiful landscaped gardens
- Large lounge with stone fireplace and log burner
- Driveway & detached garage
- 165 m² (1,779 sq ft) approx.

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Tel 01200 426041

Barrowford
Tel 01282 698200

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Beth Shalom
Whins Lane, Simonstone

An individual detached house which is finished to a high standard and is located on a good-sized private plot on the extremely sought after Whins Lane. The house was completely renovated in 1999, then extended and reconfigured in 2008 and now offers spacious four bedroom accommodation to suit most families. At the centre of the house is an open plan living dining kitchen with French doors opening onto the rear patio. There is a large lounge with feature fireplace housing a cast iron log burner, a study with fitted desk and storage, utility, 4-piece bathroom plus a double guest bedroom with French doors opening onto a patio which could also be used as a second reception room. Upstairs there is a large landing with bespoke fitted wardrobes providing ample storage, a bright master bedroom with four windows and a range of bespoke fitted wardrobes, dressing table and cupboards, two further bedrooms and a shower room with fitted Italian suite.

Outside the house enjoys a great plot with wrought iron gates leading to a large driveway providing ample parking and a detached garage with remote controlled door. The gardens are beautiful and well stocked with the main landscaping designed by award winning John Foley from Holden Clough Nurseries. The front garden has a dry-stone boundary wall and central lawn with surrounding borders with roses, unusual plants purchased at Chelsea flower show. The lawns at the front and rear have regular treatments. The rear garden has a large York stone south facing patio with steps down to a central lawn and surrounding borders packed with all year round planting. Viewing is essential to appreciate both the house and garden.

Situated on the extremely popular Whins Lane, Read and Simonstone offer great road links to the motorway, Whalley, Clitheroe and Burnley. The village has two primary schools, local shops, cricket club, pub and two churches.

LOCATION: Travelling into Read from the Whalley direction, pass the cricket club on the right and turn left into Straits Lane. Proceed up the hill to the top and turn right along Whins Lane. Follow the road around the left hand bend, the right hand bend and the house can be found on the right hand side shortly after the entrance to Woodfields.

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

ENTRANCE: Through solid oak door with bevelled edge glass window into hallway.

HALLWAY: With window to side elevation and tiled floor.

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FEATURE OPEN PLAN L-SHAPED LIVING DINING KITCHEN:

LIVING AND DINING AREA: 6.7m inc staircase x 3.6m (21'11" including staircase x 11'8"); with space for a dining table with chairs and settee, glazed French doors opening onto rear garden, feature tiled natural stone floor, coved cornicing, corner oak staircase to first floor with stainless steel spindles and oak balustrade. Open to kitchen area.

KITCHEN AREA: 3.0m x 2.5m (9'10" x 8'3"); with a fitted range of blue Shaker style wall and base units with complementary work surface, tiled splashback and under unit lighting, one and a half bowl single drainer sink unit with mixer tap with filtered water, Bosch double electric oven, De Dietrich 4-ring ceramic hob with extractor over, integrated Bosch dishwasher, fridge, wine rack, recessed spotlighting, coved cornicing and natural stone tiled floor.

LOUNGE: 6.2m x 4.2m narrowing to 3.6m (20'3" x 13'11" narrowing to 11'10"); with a dual aspect, window to front elevation and large picture window to rear elevation with outlooks across the rear garden, coved cornicing, wall light points, feature stone fireplace and hearth housing a cast iron multi-fuel stove, television point.

STUDY: 2.4m x 1.5m (7'10" x 4'11"); with fitted desk, fitted drawers, shelving, storage cupboards, book case and nature stone tiled floor.

BEDROOM TWO: 3.0m x 5.1m (9'11" x 16'8"); currently used as guest bedroom but could also be used as a second reception room. Coved cornicing, glazed French doors opening onto rear garden, built-in storage with fitted wardrobe, drawers, concealed television cupboard and views to the left across open fields.

DRESSING ROOM: 2.9m x 1.2m (9'6" x 4'0"); with a wall-to-wall range of fitted wardrobes, tiled floor, feature oak window sill and coved cornicing.

BATHROOM: With a 4-piece suite comprising Fiora vanity unit with 3 drawers and marble top, sink with mixer tap and LED backlit vanity mirror over, air spa panel bath with chrome taps, low suite w.c. with concealed cistern and push button flush and double shower enclosure with fitted Hansgrohe thermostatic shower and glass etched to match the bathroom window. Tiled floor, part-tiled walls and extractor fan.

UTILITY ROOM: 2.5m x 2.3m (8'4" x 7'6"); with a fitted range of Shaker style base cupboards with circular stainless steel sink unit and mixer tap, floor-mounted Worcester oil central heating boiler (installed in 2021), plumbing for a washing machine, space for tumble dryer, feature tall central heating radiator, tiled floor and views to the right across fields.

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FIRST FLOOR:

LARGE SPACIOUS LANDING: With window to side elevation and space for study area or furniture, recessed spotlighting, a range of bespoke built-in storage cupboards with a mix of shelving and hanging and stunning views across fields and hills.

MASTER BEDROOM: 5.8m plus wardrobes x 4.2m plus window recesses (19'1" plus wardrobes x 13'8" plus window recesses); a bright large bedroom with two windows to the front elevation and two windows to the rear elevation with fitted blinds, wall-to-wall range of fitted wardrobes with internal lighting, hanging space and shelving, dressing table with drawers, built-in television cabinet with matching bedside cabinets, recessed spotlighting, central light fitting, access to eaves storage with doors matching the fitted furniture and stunning views across fields to the hills.

BEDROOM THREE: 3.0m narrowing to 2.2m x 3.4m (9'9" narrowing to 7'4" x 11'1); with built-in storage cupboard with hanging space, second storage cupboard and window offering outlooks across the rear garden and views over the fields.

BEDROOM FOUR: 3.2m x 3.5m max (10'4" x 11'4" max); with built-in storage cupboard and views across fields.

SHOWER ROOM: With a 3-piece Italian suite comprising vanity wash handbasin with drawers under and bathroom cabinet with mirror over, low suite w.c. with push button flush and double shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, recessed spotlighting, extractor fan, Velux window and a chrome heated ladder style towel rail.

OUTSIDE: The property is approached through wrought iron gates with a cobbled entrance leading to large tarmacadam driveway providing ample parking and turning. To the front is a drystone boundary wall and front lawn with well stocked planting borders with a range of carefully chosen plants including David Austin roses. There is a cold water tap to the side of the house and a DETACHED GARAGE measuring 6.0m x 4.8m (19'8" x 15'7") with a remote controlled electrically operated sectional up-and-over door, power and light and exterior water tap.

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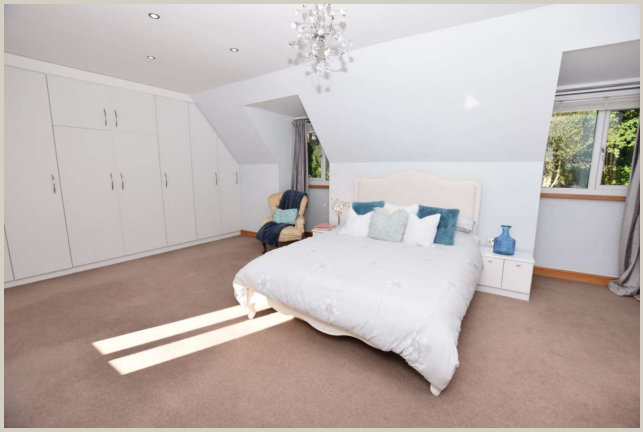
OUTSIDE CON'D: The rear garden is large and south facing with good sized York stone paved patio area with steps down to the lawn which has well stocked planting borders with a huge selection of mature plants, flowers and trees. Situated to the rear of the garden is a gravel pathway and a raised planting area with railway sleepers, ideal for further flowerbeds or a vegetable garden, and contemporary rear boundary fencing. Situated to the rear of the garage is a log store and a water butt. There is also a hidden composting area to the front.

SERVICES: Mains water and electric are connected. Drainage is via a shared septic tank which has been inspected and is compliant with the 2020 regulations. There is currently no gas supply connected to this property.

HEATING: Oil fired central heating system with 1,000 litre bunded oil storage tank which was installed in 2019 with a 10-year guarantee and a Worcester combination central heating boiler which was installed in February 2021. The lounge has a log burner which was last swept in 2021.

ADDITIONAL INFORMATION: There is a CCTV installed, an alarm system and UPVC soffits, fascias and new guttering was installed in 2020.

COUNCIL TAX BAND E. TENURE: Freehold. EPC Rating: D.



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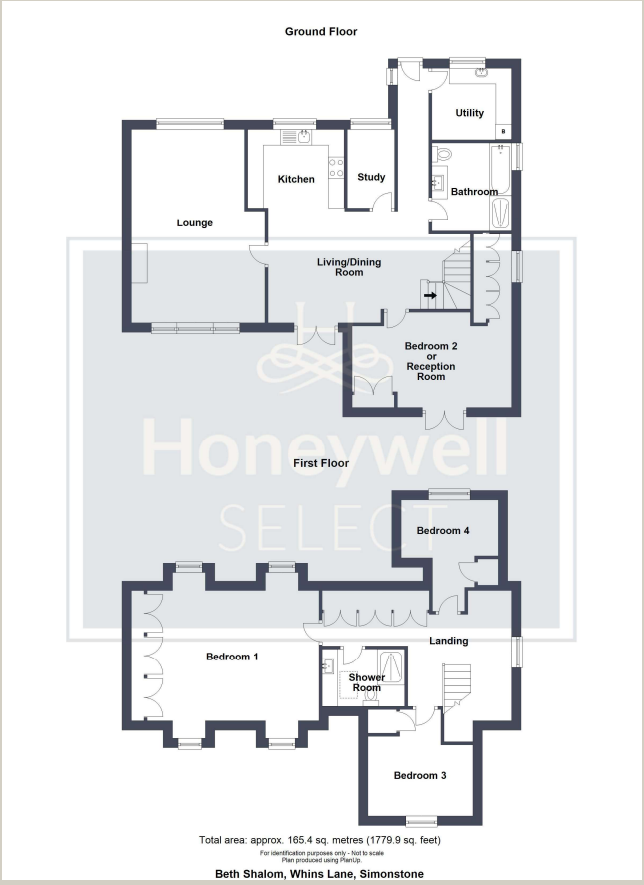

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Beth Shalom, Simonstone, BB12 7QT
CD/CJ/081021