



**Honeywell**  
SELECT

# Wickentrees, Whins Lane, Simonstone

Elevated detached true bungalow with views  
£875,000



- Beautiful large formal gardens
- Fully modernised throughout
- 4 bedrooms, 2 with en-suite
- Stunning open-plan living kitchen
- Electric gates & sweeping drive
- Elevated views & open field to rear
- 248 m<sup>2</sup> (2,666 sq ft) approx. inc garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)



# Wickentrees, Whins Lane Simonstone

A stunning detached true bungalow which is sat on an elevated plot within beautiful formal gardens which offers great privacy and fantastic outlooks across the stunning countryside. The house has been refurbished during the last 2 years and now offers a stunning high-quality finish with tasteful modern decoration and high-end quality fixtures and fittings. Electric wrought iron gates lead to a large sweeping driveway which runs around the mature gardens to a block paved parking and turning area and double garage. The spacious entrance hall with feature Amtico flooring leads to most rooms with the living accommodation and master bedrooms making the most of the elevated views. There is a spacious formal lounge with bay window and fireplace and connecting doors lead to a fantastic open-plan living kitchen with sitting area and steps down to the sun lounge room. The kitchen has been recently installed with a state-of-the-art Stuart Frazer Siematic kitchen with moulded Corian work surfaces, island unit and a range of Siemens appliances. This light and airy space is on the south side of the house providing a lovely day time living space and excellent elevated views. The bungalow has four bedrooms, two with en-suites, and a 3-piece luxury house bathroom, with the fourth bedroom currently used as a study.

Wickentrees is located on the popular Whins Lane which offers great road access to the M65 motorway. Read and Simonstone offer a range of amenities including two primary schools, shops, wine bar, cricket club, church and petrol station.

**LOCATION:** Travelling from the Burnley/Padiham direction proceed straight on and turn right after Simonstone Primary School into Church Lane. Continue straight on up the hill for half a mile and turn left into Whins Lane and the entrance to Wickentrees is on the right-hand side after the cottages.

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

**ENTRANCE HALL:** Through modern front door with picture window to either side, coved cornicing, feature herringbone Amtico flooring with central circular design, 2 good-sized cloaks storage cupboards and walk-in storage cupboard with shelving and hanging.

**LOUNGE:** 5.1m x 4.8m (16'8" x 15'7"); with coved cornicing, feature bay window offering elevated views towards open countryside with fitted window seat, modern contemporary electric fire with attractive white wooden surround and grey tiled hearth, wall light points, television point and glazed door leading to open-plan living kitchen.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)





#### LARGE OPEN-PLAN LIVING KITCHEN:

**Sitting Area:** 3.7m x 3.5m (12'0" x 11'7"); with Velux window, recessed spotlighting, television point and wood effect Amtico flooring.

**Kitchen Area:** 3.3m x 4.8m (10'11" x 15'7"); recently installed modern contemporary Stuart Frazer Siematic kitchen with Corian work surface with moulded one-and-a-half bowl sink unit with draining board, brushed steel Quooker boiling water tap, range of Siemens appliances including dishwasher, full height fridge with freezer compartment, electric fan oven and microwave combination oven with plate warming drawer. Central island unit with Siemens induction hob with ceiling mounted extractor over, breakfast bar and a range of pan drawers. Feature LED lighting, excellent views, wood effect Amtico flooring and open to sun lounge with steps down from the sitting area.

**SUN LOUNGE ROOM:** 3.3m x 4.9m (10'9" x 16'2"); a modern recently constructed sun lounge of an anthracite coloured UPVC construction with modern insulated roof with 2 glazed panels and feature glazed gable wall making the most of the elevated view, newly fitted Sanderson remote control blinds, door opening onto patio area, wood effect Amtico flooring and feature lighting.

**UTILITY ROOM:** 3.3m x 2.2m (10'11" x 7'3"); with a bank of full height storage cupboards, laminate work surface with storage cupboard under, one-and-a-half bowl sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer, wood effect Amtico flooring and recessed spotlighting.

**BEDROOM ONE:** 4.3m x 4.6m (14'1" x 15'2"); with windows to the front and side elevation offering excellent outlooks across the mature gardens and open views and a range of fitted wardrobes.

**LUXURY 5-PIECE EN-SUITE:** With low suite w.c. with push button flush, bidet, vanity wash-hand basin with storage cupboards under and vanity mirror over, jacuzzi bath and walk-in shower enclosure with curved glass panel and multi-jet shower, fully tiled walls, tiled floor, recessed spotlighting, tall chrome ladder style towel rail and coved cornicing.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](https://honeywellselect.co.uk)



**BEDROOM TWO:** 5.9m x 3.7m (19'5" x 12'0"); an attractive split level room with a bedroom area with 2 windows, feature panel walls with wall light points and television point. Steps up lead to a DRESSING AREA with walk-in storage cupboard with electric and light.

**MODERN FITTED EN-SUITE SHOWER ROOM:** With a Roca low-suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, storage cupboards under, vanity mirror over and toothbrush charging point, double walk-in shower with Grohe thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor with electric underfloor heating, ladder style towel rail and feature recessed spotlighting.

**BEDROOM THREE:** 5.0m x 3.6m (16'6" x 11'10"); with windows to rear and side elevation with attractive views over open countryside, 2 triple fitted wardrobes with grey Shaker style doors and coved cornicing.

**BEDROOM FOUR/STUDY:** 2.8m x 3.3m (9'3" x 10'10"); currently used as a study with coved cornicing, BT telephone point and built-in storage cupboard.

**HOUSE BATHROOM:** With a 3-piece Duravit suite in white comprising a wall-hung vanity wash-hand basin with chrome mixer tap with storage drawers under, vanity mirror over with LED lighting, low suite w.c. with push button flush, panelled bath with chrome mixer tap and Hansgrohe thermostatic shower over with fixed showerhead, separate handheld showerhead and glass shower screen. Fully tiled walls, heated ladder style towel rail, recessed spotlighting, coved cornicing, feature herringbone wood effect Amtico flooring and airing cupboard with chrome heated towel rails.

**OUTSIDE:** The property is approached via remote control electrically operated wrought iron gates leading to a long sweeping tarmac driveway which extends to the rear of the property to a blocked paved drive and parking and turning area.

There is an ATTACHED DOUBLE GARAGE measuring 6.0m x 5.9m (19'1" x 19'6") with electrically operated remote control up-and-over door, power and light. To the rear of the garage is a floor-mounted oil central heating boiler.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)





**OUTSIDE CONT'D:** The property is set on an elevated plot with surrounding mature lawned gardens with mature planting, trees, shrubs and flowerbeds. To the front of the property adjacent to the sun lounge is a stone paved patio area offering a sheltered place to sit on the south side. The rear boundary adjoins an open field. Situated behind the garage is a greenhouse, timber store and oil tank with cold water tap.

**SERVICES:** Mains water and electric are connected. Gas is not available in this location. Drainage is via a private water treatment system which was installed in 2020.

**HEATING:** Oil fired central heating system with recently installed PVC double glazed windows and doors.

**ADDITIONAL INFORMATION:** UPVC fascias and guttering installed. Alarm system fitted.

**COUNCIL TAX BAND:** G. **EPC Rating:** E

**TENURE:** Freehold.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

**Clitheroe**  
Tel 01200 426041

**Barrowford**  
Tel 01282 698200

[honeywellselect.co.uk](https://honeywellselect.co.uk)



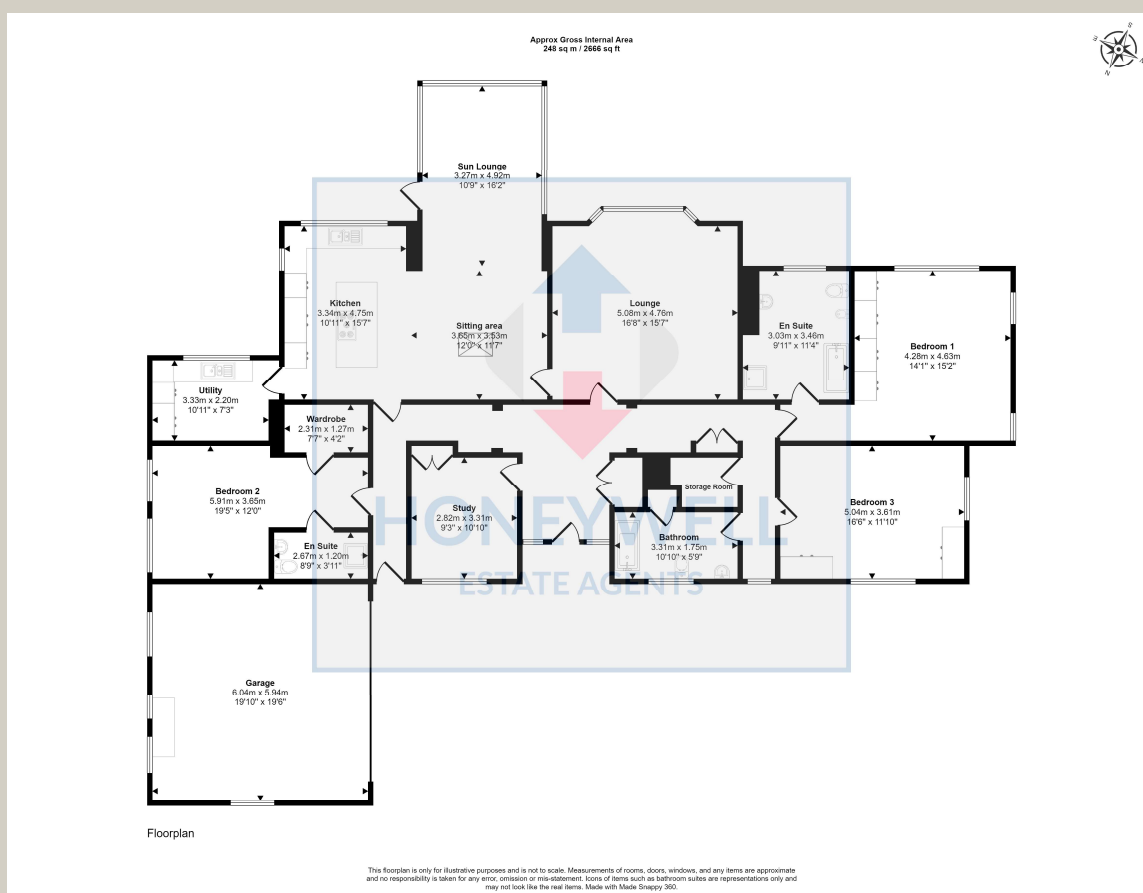


HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](https://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200





HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](https://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200





Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*Wickentrees, Whins Lane, Simonstone, BB12 7QR*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

*CD/CJ/080923*

**honeywellselect.co.uk**

**Clitheroe 01200 426041 | Barrowford 01282 698200**