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SELECT

# Luscombe, 4 Bennetts Close, Whalley

Exquisite modern luxury detached home  
£1,625,000



- Stunning high quality finish
- 5 bedrooms, each with en-suite
- Modern open-plan living kitchen
- Fabulous south-facing garden
- Gated driveway, double garage
- 362 m2 (3,915 sq ft) approx. plus garage

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# Luscombe, 4 Bennetts Close Whalley

Offering a blend of sophistication and practical family living, this fantastic modern detached home was constructed in 2016 and is set within the exclusive Bennetts Close development of just five properties. This beautiful family home is approached via a gated entrance and has surrounding gardens creating privacy and seclusion but is only a short distance from the village centre. The rear garden is south-facing and is well screened with mature trees and shrubs.

The internal accommodation offers a fabulous feeling of light and space with bespoke finishes and luxurious detail. The rooms offer large proportions with a spacious living kitchen to the rear with bright white work surfaces, classic contemporary cabinetry and a range of state-of-the-art appliances. There is a large lounge with log burner for those darker evenings, an entrance reception room and an orangery with central atrium offering bright daytime space. Upstairs every detail has been meticulously thought out from the colour palette to the elegant finishing touches with all bedrooms offering fitted furniture. In the principle bedroom, French doors lead to a balcony for those sunny morning coffees, there is a dressing room and a perfect en-suite you'd expect in the very best hotels. The other bathrooms have been finished with luxury fittings with an elegant feel incorporating recesses with feature lighting and space to relax.

The house offers modern technology for modern family needs, with a central media cabinet with Cat 5 cabling to most rooms, CCTV and an alarm system, remote controlled electric entrance gates and underfloor heating on both floors.

This remarkable house offers everything a family could wish for with high ceilings, sash windows, oak staircase and feature lighting. The property is energy rated B and still has one year remaining on the new home guarantee.

**LOCATION:** Whalley village centre is only half a mile away and offers a fantastic variety of amenities including shops, bars, restaurants, primary school, churches, library and health centre. Oakhill Private School is within walking distance and there is great access to the A59, Clitheroe, the M6 and M65 Motorway. Whalley has a train station with direct access into Manchester Victoria. From the village centre, leave along King Street in the direction of Barrow and Clitheroe, continue straight on at the mini roundabout into Clitheroe Road and then turn second right into Wiswell Lane. Bennetts Close is on the right after Oakhill School.

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

**ENTRANCE:** Through double oak front doors into: **PORCH:** With coved cornicing, window to either side, oak flooring, recessed spotlighting and glazed double doors leading to:

**RECEPTION HALL:** 6.3m x 6.2m (20'7" x 20'4"); With coved cornicing, recessed spotlighting, feature wood panelled walls to dado height, solid oak flooring, oak staircase off to first floor with glass balustrade, large understairs storage cupboard with light, door to integral garage and seating area with sash windows to front elevation.



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**CLOAKROOM:** 2-piece Villeroy & Boch suite with wall-hung w.c. with push button flush, vanity wash-hand basin with wall-mounted mixer tap, tiled walls, tiled floor, wall light points, coved cornicing and recessed spotlighting.

Glazed double doors from the Reception Hall lead to: **LOUNGE:** 8.0m x 6.2m (26'4" x 20'4"); with feature coved cornicing, wall light points, fireplace housing contemporary log burning stove set inside chimney breast with feature lighting, slate interior and stone hearth and glazed double doors leading to:

**ORANGERY:** 6.9m x 3.4m (22'7" x 11'1"); with windows to front and side with bi-folding oak framed doors to rear opening onto patio area, central glass atrium providing fantastic natural light, recessed spotlighting and tiled floor.

**OPEN-PLAN LIVING DINING KITCHEN:** 7.5m x 4.7m (24'7" x 15'4"); fitted kitchen with shaker style tall, wall and base cupboards in light grey and dark blue, white quartz work surface with matching splashback, two bowl sink unit with draining board carved into the quartz with Pronteau boiling water tap, tall bank of kitchen storage cupboards housing two Neff fan ovens with hide and slide doors and microwave combination oven with plate warming drawer, integrated dishwasher, full height Caple fridge and full height freezer, pantry storage cupboard with electric light, separate under counter integrated fridge, large central island unit with white quartz work surface housing Neff induction hob with Caple rising extractor fan, Caple wine chiller, circular breakfast bar providing seating for five to six stools, feature ceiling with recessed LED lighting, tiled floor and glazed French doors opening onto rear patio. Open to:

**SITTING AREA:** 4.4m x 3.5m (14'4" x 11'4"); with television point, coved cornicing, recessed spotlighting, tiled floor and outlooks across the rear garden.

**UTILITY ROOM:** 2.5m x 2.3m (8'2" x 7'5"); with a fitted range of grey shaker style wall and base units with matching complementary work surface, one bowl sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, tiled floor and recessed spotlighting.

#### FIRST FLOOR:

**LARGE SPLIT-LEVEL LANDING:** With oak staircase with glass balustrade and two electrically operated Velux windows providing excellent natural light, coved cornicing, recessed spotlighting, wood panelled walls to dado height, large airing cupboard with double doors with loft access, hot water storage and network cabinet servicing broadband and television for most rooms.

**PRINCIPAL BEDROOM:** 4.6m x 4.6m (15'2" x 15'0"); with coved cornicing, recessed spotlighting, French doors overlooking the garden with Juliet balcony and second pair of French doors to the side opening onto a balcony offering an attractive place for morning coffee with composite decking, glass balustrade and outlooks across the rear garden.



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**DRESSING ROOM:** With an extensive range of fitted wardrobes with grey shaker doors, dressing table with drawers and Velux window.

**EN-SUITE BATHROOM:** 5-piece Villeroy and Boch suite with wall-hung w.c., double vanity wash-hand basins with wall-mounted chrome mixer taps with two mirrors over with LED lights, freestanding bath with floor-mounted chrome mixer tap with separate handheld showerhead, large walk-in wet shower area with fitted thermostatic Hansgrohe shower with ceiling-mounted rain showerhead and separate handheld showerhead, recessed shelf with LED lighting, tall chrome heated towel rail, fully tiled walls, tiled floor, coved cornicing, recessed spotlighting and fitted shutters.

**BEDROOM TWO:** 6.7m x 3.1m (21'10" x 10'3"); with windows to front and rear elevation with coved cornicing, recessed spotlighting, television point and fitted dressing table with drawers. **DRESSING ROOM:** With fitted wardrobes, drawers, storage cupboard and eaves access.

**EN-SUITE SHOWER ROOM:** 3-piece Duravit suite with wall-hung low suite w.c. with push button flush, wall-hung vanity wash-hand basin with storage under and vanity mirror over with LED lighting, large walk-in wet shower area with Hansgrohe thermostatic shower with ceiling-mounted rain showerhead and separate handheld showerhead, chrome heated towel rail, fully tiled walls, tiled floor, recessed shelf with feature lighting, Velux window and extractor.

**BEDROOM THREE:** 7.1m x 5.2m (23'4" x 17'2"); with an extensive range of fitted wardrobes with grey shaker style doors, television point and coved cornicing.

**EN-SUITE SHOWER ROOM:** 3-piece Duravit suite with wall-hung w.c. with push button flush, wall-hung vanity wash-hand basin with storage under, feature recess over with fitted mirror and LED lighting, large walk-in wet shower area with fixed glass shower panel, Hansgrohe thermostatic shower with ceiling-mounted rain showerhead and separate handheld showerhead, tiled walls, tiled floor, extractor and chrome heated towel rail.

**BEDROOM FOUR:** 4.2m x 4.0m (13'10" x 13'0"); with fitted wardrobes, coved cornicing, tv point and recessed spotlighting.

**JACK AND JILL BATHROOM:** Located between Bedroom 4 & 5 with a 4-piece Roca suite with wall-hung w.c. with push button flush, wall-hung vanity wash-hand basin with storage under, chrome mixer tap and mirrored bathroom cabinet over with LED lighting, freestanding bath with floor-mounted chrome mixer tap and separate handheld showerhead, four decorative recessed shelves with LED lighting, large walk-in shower with fixed glass panel with thermostatic Hansgrohe shower, recessed spotlighting, coved cornicing, fully tiled walls, tiled floor and chrome heated towel rail.

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**BEDROOM FIVE:** 4.0m x 4.0m (13'1" x 13'1"); with fitted wardrobes, oak flooring, television point, coved cornicing and recessed spotlighting.

**OUTSIDE:** There are stone gate posts with remote controlled electrically operated wrought iron gates leading to a large driveway providing ample parking and turning, large lawned front garden with stone boundary wall with wrought iron railings and well-stocked planting borders. There is **INTEGRAL DOUBLE GARAGE** measuring 7.8m x 6.0m (25'6" x 19'9") with electrically operated remote control up-and-over door, recessed spotlighting, power sockets and wall-mounted Worcester central heating boiler. To the rear there is a private south-facing enclosed rear garden with various Indian stone paved pathways and patio areas. There is an **OUTDOOR KITCHEN AREA** with stone worktop and fitted BBQ and a **TIMBER SUMMER HOUSE**. The large lawn has well-stocked planting borders with mature trees and shrubs, extensive exterior lighting and cold water tap.

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

**HEATING:** Gas fired hot water central heating system with underfloor heating on the ground and first floor.

**TENURE:** Freehold. **COUNCIL TAX BAND:** G **EPC Rating:** B

**ADDITIONAL INFORMATION:** The property has one year remaining on the new home guarantee. There is full fibre broadband, CCTV, alarm system and double glazing.



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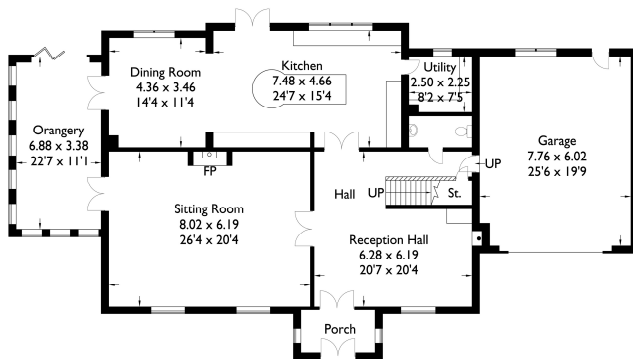
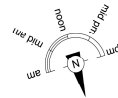
## Luscombe

Approximate Gross Internal Area : 363.76 sq m / 3915.48 sq ft

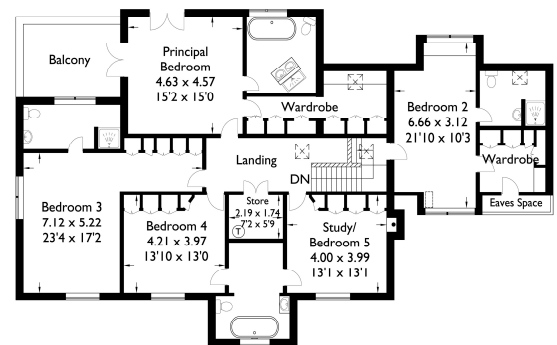
Garage : 46.13 sq m / 496.53 sq ft

Shed : 3.44 sq m / 37.02 sq ft

Total : 413.33 sq m / 4449.04 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
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