

5 BEECH GROVE
CHATBURN
BB7 4AR

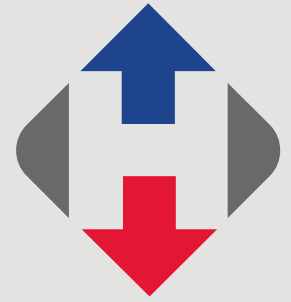
£209,000



- Stunning fully modernized cottage
- Fantastic open views to the front
- Open plan living dining space
- Contemporary modern kitchen
- South facing garden to rear
- Master bedroom with bespoke storage
- Superb modern bathroom
- 52 m2 (559 sq ft) approx.

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A beautiful stone cottage which has been recently refurbished to create a beautiful home which perfectly combines a quaint cottage feel with stunning modern fittings and a contemporary look. The cottage has been hugely improved and now benefits from hardwood double glazing, upgraded wiring, LED lighting, new switches and plug sockets, replumb including Climastar ceramic electric heating, a roof overhaul and new kitchen and bathroom.



The ground floor has an entrance hall with modern acoustic slatted walls, the open plan lounge and dining area has stunning views toward Grindleton fell, feature fireplace with gas stove and stunning bespoke fitted storage cupboards and bookshelves. The extension at the rear houses a modern kitchen with cotemporary wood doors, Dekton worktops and splash back, breakfast bar and a range of integrated appliances including Gaggenau induction hob, Miele dishwasher and Liebherr fridge with soft close door. Upstairs there is a landing with fitted shelving, a double bedroom with fantastic open views and a wall full of bespoke wardrobes and storage. The bathroom offers a fabulous finish with bronze effect taps and shower heads, wood effect porcelain tiles and wall hung W.C. and vanity basin. Outside to the rear there is a south facing patio garden which is not overlooked with 3 tiers, fitted bench seating and outside power, lighting and water tap.

The cottage has amazing open views to the front but is also conveniently situated in the centre of the village, close to all the amenities the village has to offer such as Hudsons Ice Creams, Roy Porters Butchers, post office a shop, two pubs, Primary school and Church.

LOCATION: On entering Chatburn from the Clitheroe direction, proceed down the hill and then continue uphill passing the Brown Cow on the left and then immediately turn left and then first right into Beech Grove.

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

ENTRANCE HALL: with half glazed front door, feature modern wood panelled, slatted acoustic walls, recess spotlighting, coat hooks, stairs off to first floor, sliding glazed oak framed pocket door leading to lounge.

LOUNGE AND DINING AREA: lounge 3.1m x 3.9m (10'2" x 12'8") dining area 3.3m x 1.6m (10'8" x 5'4"); open plan lounge and dining space with stunning open views to the front towards Grindleton Fell, feature fireplace housing cast iron gas stove set on a stone-flag hearth, a range of modern bespoke, contemporary fitted storage with cupboards and book shelving, understairs storage cupboard, space for dining table and chairs, feature exposed beams and engineered wood herringbone flooring.

KITCHEN: 2.1m x 3.9m (6'11" x 12'10"); a modern contemporary fitted kitchen with dark wooden fronted wall and base units with complimentary Dekton work surface and matching splashback, built-under stainless steel sink unit with brushed





nickel coloured mixer tap, feature under-unit LED lighting, two-ring Gaggenau induction hob with extractor over, integrated fridge with soft close door and integrated Miele slimline dishwasher, plumbed for a washer dryer, breakfast bar with feature lighting above, tiled floor and glazed harbour-framed door leading to rear garden.

FIRST FLOOR:

LANDING: with spindle and balustrade and fitted book-shelving.

BEDROOM: 4.0m x 3.4m (13'1" x 11'1"); with stunning views across open countryside towards Grindleton Fell, fitted bespoke range of wall-to-wall modern furniture including storage cupboards, wardrobes and drawers, walk-in storage area with loft. There is also loft access which is insulated.

BATHROOM: modern bathroom from Ribble Valley Bathrooms which has been recently installed with a fitted range of 3-piece suite comprising wall-hung Duravit W.C with push button flush, vanity wash handbasin with mixer tap and storage drawers under, panelled bath with wall-mounted mixer tap and shower controls, fitted shower over with fixed showerhead and separate handheld showerhead, fitted glass shower screen, fully tiled walls, wall lights, tall heated towel rail, tiled floor and built-in



storage cupboard with shelving, recess spotlighting and extractor fan.

OUTSIDE: To the rear there is an attractive three tier patio garden which is south facing with built-in bench seating, paved patio areas, outside power sockets, cold water tap, outside lighting.

HEATING: Climastar electric ceramic heating radiators complimented by sealed unit double glazing in hardwood frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

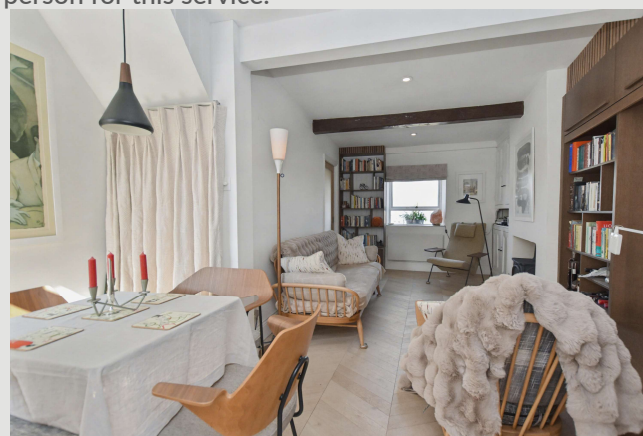
TENURE: Freehold.

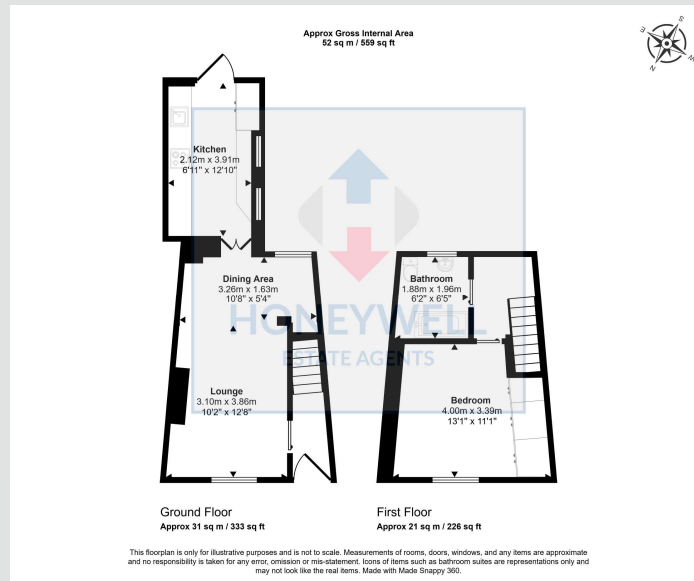
EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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