



stones young
PRESTIGE

Private Road, Off Whiteacre Lane, Barrow, Clitheroe BB7

£665,000 Freehold

FOR SALE



stones young
PRESTIGE

Clitheroe
50, Moor Lane, Clitheroe, BB7 1AJ

01200 408408
clitheroe@stonesyoung.co.uk

PROPERTY DESCRIPTION

**** STONES YOUNG PRESTIGE **** This beautiful imposing detached house is superbly located on the edge of a highly sought after private road off Whiteacre Lane, a desirable location on the doorstep to fantastic rural countryside. Superbly positioned on an impressive 1/4 acre mature plot set in outstanding established landscaped gardens in Barrow village, close by to neighbouring Whalley and Clitheroe. The individuality that this mature property offers is incorporated with many features and various modern comforts which are attractively presented throughout and provides incredibly versatile living space. The accommodation boasts four excellent bedrooms in total and the generous master bedroom is fitted with contemporary fitted furniture. There is a generous modern shower room and an additional en-suite shower room within bedroom two and a useful home office fitted on the landing. The ground floor boasts a light filled welcoming hallway with two large receptions to the front both with feature fireplaces and private outlooks and to the rear is a modern fitted well equipped dining kitchen with an array of Neff appliances with patio doors and a generous light and airy conservatory both enjoying stunning aspects across the fabulous surrounding garden.

Externally there is a driveway providing private parking for at least 4/5 cars with a well tended large lawned garden with superb mature borders and hedging surround. **DOUBLE GARAGE** with electric door and personal rear door, power and lighting and water. Gated access with side pathways leading through to a delightful private well landscaped established mature rear garden with a generous lawned area with mature trees, excellent planted borders and stone flagged patio areas with fencing and boundary hedging. An internal viewing is essential to fully appreciate this truly delightful home. Contact our office for detailed property information on 01200 408408.

FEATURES

- Beautiful Individual Detached Home
- Impressive 1/4 Acre Plot
- 4 Bedrooms, 1 En-suite & Shower Room
- Modern Dining Kitchen, Conservatory, Utility
- Highly Desirable Village Location
- Private Road Position Off Whiteacre Lane
- 2 Generous Receptions & Hallway
- Double Garage, Ample 5 car Driveway
- Well Tended Established Private Gardens
- Enquire Further For Full Details



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Beautiful light filled entrance with wood flooring, staircase to first floor.

Cloakroom

Modern 2-pce white suite.

Sitting Room

Private aspects across front grounds, feature open fireplace.

Open Plan Lounge & Dining Room

Private front outlooks, feature fireplace and gas fire, open to dining room with french doors leading through to conservatory.

Dining Kitchen

Impressive modern fully fitted kitchen with a luxury array of contrasting units and worktops, many Neff integrated appliances, tiled flooring, dining area with patio doors leading out onto garden with beautiful private woodland outlooks.

Conservatory

Brickbuilt and uPVC construction, spacious room adjoining the rear grounds and garden.

Utility Room

Useful room with fitted wall and base units, plumbing for washing machine.

First Floor

Landing

Excellent spacious area with office furniture, perfect flexible home office area with velux window.

Bedroom One

Excellent double master bedroom with deluxe modern fitted furniture incorporating wall to wall wardrobes and extensive drawer units.

Bedroom Two

Double bedroom with fitted wardrobes and excellent outlooks to the front aspect.

En-suite Shower Room

Modern 2-pce white shower room.

Bedroom Three

Attractive private front outlooks.

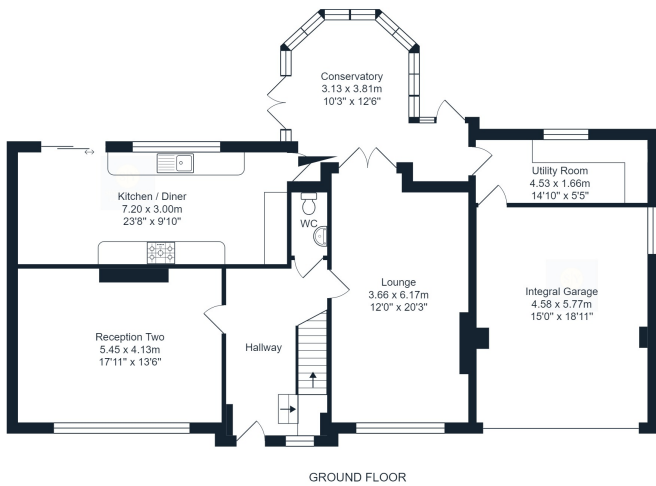
Bedroom Four

Double fitted wardrobe and pleasant front aspects across front gardens.

Shower Room

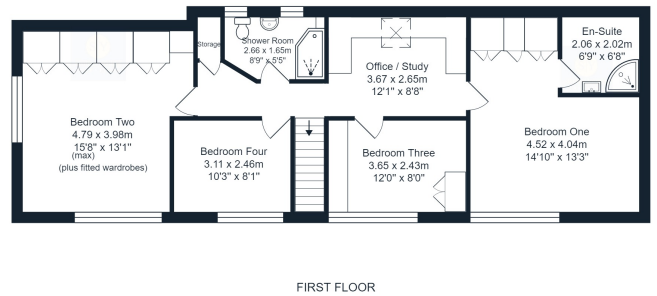
Spacious luxurious modern 3-pce white suite.

FLOORPLAN & EPC



Off Whiteacre Lane, Barrow

Total Area: 220.6 m² ... 2375 ft²
 All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

