



stones young  
PRESTIGE

1 Brooklyn Road, Clayton le Dale, Blackburn, Lancashire BB1  
9PP

£650,000 Freehold

**FOR SALE**



stones young  
PRESTIGE



Blackburn  
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## PROPERTY DESCRIPTION

**\*PRESTIGE PROPERTY\* \*BEAUTIFULLY PRESENTED FIVE BEDROOM BESPOKE PROPERTY IN A DESIRABLE WILPSHIRE LOCATION\*** Occupying an enviable position with rural views, this detached architect designed property offers an exceptional standard of versatile accommodation that will appeal to many. A distinctive property that boasts exceptionally spacious rooms, high ceilings and gorgeous features throughout and presents an exciting and rare opportunity for those looking for a magnificent home.

Nestled within the serene surroundings of Brooklyn Road in Clayton-le-Dale, this prestigious property epitomizes luxury living at its finest. Standing proudly as a detached residence, this five double bedroom home spans three impressive floors, offering an abundance of space and elegance throughout.

Upon entering, you will be greeted by a grand, sunlit hallway adorned with an exquisite oak wood staircase, complete with spindle and balustrade, leading to the upper floors. The ground floor exudes warmth and sophistication, featuring a two-piece cloakroom, a cozy lounge boasting a captivating fireplace set within a sandstone surround, and a second reception room, currently a snug with a multi-fuel stove. The heart of this immaculate home lies within its expansive kitchen/diner/family room, where luxury meets functionality. Boasting ample storage within its base and eye-level units, complimented by sleek granite worktop. Patio doors flow beautifully out to the rear garden, offering breath-taking views of the surrounding countryside.

Ascending to the first floor, a spacious landing presents itself, offering versatility, currently a ideal home office space with French doors and Juliet balcony. The master bedroom, spanning an impressive 34 feet, exudes opulence with its own dressing room adorned with built-in furniture and an en-suite. Two additional double bedrooms and a luxurious five-piece bathroom suite, complete with a Jacuzzi bath, complete this floor. Continuing to the second floor, two additional double bedrooms await, each exuding comfort and style. Throughout the property, meticulous attention to detail is evident, from the Karndean flooring to the fixtures and fittings, ensuring a standard of excellence that is unparalleled.

Practical amenities include a new combi boiler installed in 2023 and fully double-glazed windows, enhancing energy efficiency. The property further benefits from driveway parking and a generously sized garage equipped with power, lighting, and a water supply. Externally, the property is embraced by impressive gardens to the front and rear, offering a tranquil retreat with picturesque surroundings. With open aspects overlooking adjoining fields, you can relish in the beauty of nature while still enjoying the convenience of close proximity to a wide array of amenities and within easy reach of the charming villages of Whalley and Clitheroe market town. Internal viewing is highly advised for this beautiful, versatile home.

## FEATURES

- Three Storey Detached Property In Desirable Clayton-le-dale Location
- Enviably Position On Brooklyn Road
- 3110.77 square foot
- Two Generous Reception Rooms
- Wonderful Kitchen/Diner/Family Room
- En-suite To Master Bedroom
- Five Double Bedrooms
- Stunning Rear Garden With Countryside Views
- Large Garage & Driveway Parking
- Freehold; Council Tax Band G









## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

20' 4" x 9' 5" (6.20m x 2.87m)

Karndean flooring, hardwood framed double glazed front door, stairs to first floor with oak spindles and ballustrade, ceiling spots, panel radiator x 2.

#### Lounge

20' 0" x 13' 7" (6.10m x 4.14m)

Carpet flooring, gas fire housed in sand stone surround, ceiling coving, ceiling spots, hardwood double glazed window x 2, panel radiator x 2, TV point, phone point.

#### Second Reception Room

14' 11" x 13' 8" (4.55m x 4.17m)

Carpet flooring, multi fuel stove in feature fireplace with slate hearth, ceiling coving, ceiling spots, hardwood double glazed window, panel radiator, TV point.

#### WC

6' 10" x 4' 5" (2.08m x 1.35m)

Two piece in white with tiled splash backs, Karndean flooring, ceiling spots,

#### Kitchen//Diner/Living Space

24' 10" x 10' 4" (7.57m x 3.15m)

Range of fitted wall and base units with contrasting granite worksurfaces and upstands, 1 1/2 sink and drainer with Frankie boiling tap,. Integral Siemens double electric oven/microwave combination, Siemens 5 ring induction hob, extractor fan, Fisher & Paykel fridge freezer, Fisher & Paykel dishwasher. Karndean flooring, ceiling coving, ceiling spots, hardwood double glazed window, uPVC double glazed patio doors, panel radiator x 3, TV point.

#### Utility

10' 7" x 6' 1" (3.23m x 1.85m)

Base unit and contrasting worksurfaces, stainless steel sink and drainer, tiled splash backs, large larder cupboard, plumbed for washing machine, space for tumble dryer, Karndean flooring, ceiling spots, hardwood framed double glazed window, internal door leading to garage.

### First floor

#### Landing/Office

36' 2" x 11' 6" (11.02m x 3.51m)

Carpet flooring, , stairs to second floor, hardwood framed double glazed windows x 3 and French doors with Juliette balcony, panel radiator.

#### Master Suite

34' 0" x 13' 7" (10.36m x 4.14m)

Including dressing room with built in furniture, carpet flooring, ceiling coving, ceiling spots, hardwood framed double glazed window x 3, panel radiator x 2.

#### En-suite

7' 10" x 5' 2" (2.39m x 1.57m)

Three piece in white with shower enclosure with mains fed shower, tiled splash backs, Karndean flooring, storage cupboard, ceiling spots, heated towel radiator.

#### Bedroom Two

14' 11" x 13' 4" (4.55m x 4.06m)

Double with carpet flooring, ceiling coving, ceiling spots, hardwood framed double glazed window, panel radiator.

#### Bedroom Three

13' 9" x 10' 4" (4.19m x 3.15m)

Double with carpet flooring, ceiling coving, ceiling spots, hardwood framed double glazed window, panel radiator.

#### Bathroom

12' 9" x 9' 5" (3.89m x 2.87m)

Five piece in white with shower enclosure with mains fed shower, Jacuzzi bath, tiled splash backs, Karndean flooring, storage cupboard, ceiling spots, hardwood framed double glazed frosted window, heated towel radiator.



## ROOM DESCRIPTIONS

### Second Floor

#### Landing

12' 3" x 7' 0" (3.73m x 2.13m)  
Carpet flooring, velux window.

#### Bedroom Four

16' 1" x 12' 3" (4.90m x 3.73m)  
Double with carpet flooring, storage cupboard x 3,  
hardwood framed double glazed window, velux window,  
panel radiator.

#### Bedroom Five

14' 11" x 12' 5" (4.55m x 3.78m)  
Double with carpet flooring, storage cupboard, loft  
access, hardwood framed double glazed window, velux  
window, panel radiator.



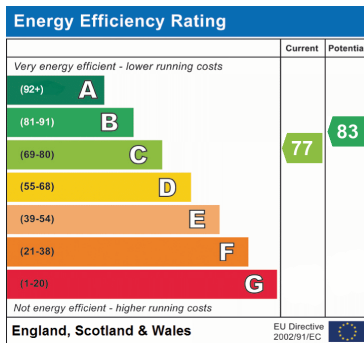








# FLOORPLAN & EPC



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.