



stones young  
PRESTIGE

Cliffe Park, Great Harwood, Blackburn, Lancashire BB6 7PQ

£575,000 Freehold

**FOR SALE**



stones young  
PRESTIGE

Blackburn  
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## PROPERTY DESCRIPTION

Stones Young Prestige. A timeless 18th Century detached family haven, perfectly positioned on Cliffe Park in Great Harwood. Nestled in the delightful setting of Cliffe Lane in Great Harwood, this three-bedroom detached family home, graced with the architectural splendor of the 18th century, is offered to the market with no chain delay. Meticulously maintained and boasting versatile spaces, this residence is a harmonious blend of history and modernity.

Step through the inviting entrance into a beautiful hallway, adorned with a welcoming fireplace and a staircase that leads to the first floor. The ground floor unfolds to reveal a large living area, adorned with a stone fireplace and bathed in natural light through three expansive windows. Adjacent to this, a recently redecorated sunroom offers a serene space to unwind.

The heart of the home lies in the kitchen diner, exuding a cozy cottage feel with wooden beams, tiled flooring, and an AGA. Storage abounds in the form of base and eye-level units in cream, complemented by wooden work surfaces. The space is further enhanced by a recently replaced ceiling. An impressive orangery is an ideal space for all the family to enjoy as you please, as well as a large dining room perfect for entertaining. A handy utility room and WC on the ground floor provide additional convenience whilst the study is ideal for those working from home.

Ascending the stairs, the first floor unfolds to reveal the master bedroom, complete with fitted wardrobes. Bedroom two, a spacious double with storage, features an en-suite shower room, while bedroom three offers a charming single bedroom retreat. A well-appointed family bathroom with a separate shower enclosure completes the upper level.

The property's basement currently utilised as a spectacular wine cellar, adds a touch of luxury. A double garage and workshop with loft storage contribute practical elements to this historic residence. Recent improvements include the replacement of the majority of double glazed windows, fitted TV/media unit with lighting, installation of new radiators, and the integration of a CCTV system for enhanced security.

The property is surrounded by picturesque cottage-style gardens with flowered borders, mature shrubs, and captivating stone features along with an extensive driveway. Positioned in proximity to a plethora of amenities in Great Harwood and within the catchment area of highly regarded schools, this residence offers both convenience and elegance. Internal viewing is highly advised for this splendid home.

## FEATURES

- Superb 18th Century Detached Family Home
- Detached Double Garage with Power, Lighting and Separate Workshop
- Exquisitely Maintained Versatile Home
- CCTV System Included
- Unique Basement used as a Wine Cellar
- Ceiling Beams & Character Features Throughout
- Impressive Games Room/Orangery
- Driveway Parking for Several Vehicles
- Ground Floor WC & Utility Room
- Freehold









## ROOM DESCRIPTIONS

### Ground floor

#### Entrance Hall

12' 02" x 12' 00" (3.71m x 3.66m)

Tiled flooring, stairs to first floor, under stair storage, composite rear door to garden, feature fireplace, panel radiator

#### Living Room

26' 03" x 10' 06" (8.00m x 3.20m)

Carpet flooring, stone fireplace with feature electric fire, fitted TV/Media units with lighting, three uPVC double glazed windows, two panel radiators, TV point

#### Sun Room

6' 0" x 10' 00" (1.83m x 3.05m)

Half carpet half wood flooring, panel radiator, uPVC double glazed windows.

#### Dining Room

19' 00" x 15' 02" (5.79m x 4.62m)

Carpet flooring, multifuel stove with stone hearth and wood surround, three uPVC double glazed windows, panel radiator

#### Study

6' 3" x 4' 2" (1.91m x 1.27m) Stone flooring, uPVC double glazed window.

#### Kitchen Diner

16' 02" x 14' 05" (4.93m x 4.39m)

Range of fitted wall and base units and contrasting wooden work surfaces, tiled flooring, stable composite rear door, AGA, integral dishwasher, belfast sink with granite drainer, cupboard housing boiler, ceiling spot lights, uPVC double glazed window.

#### Orangery / Games Room

18' 7" x 14' 0" (5.66m x 4.27m)

Carpet flooring, full height panelling throughout, hardwood double glazed windows.

#### Utility

4' 8" x 10' 06" (1.42m x 3.20m)

Tiled flooring, plumbed for washing machine, drying rack, uPVC double glazed window, loft access, panel radiator.

#### W/C

3' 8" x 5' 6" (1.12m x 1.68m)

Stone flooring, WC, sink, panel radiator, uPVC frosted double glazed window.

### First Floor

#### Landing

Carpet flooring, storage cupboards, feature fireplace, hardwood double glazed window.

#### Master Bedroom

16' 2" x 12' 5" (4.93m x 3.78m)

Double bedroom, carpet flooring, fitted wardrobes, panel radiator, hardwood double glazed window.

#### Bedroom 2

12' 0" x 12' 3" (3.66m x 3.73m)

Double bedroom, carpet flooring, storage cupboard, panel radiator, two uPVC double glazed windows.



## ROOM DESCRIPTIONS

### **Bedroom 3**

13' 5" x 8' 0" (4.09m x 2.44m)

Single bedroom, carpet flooring, mezzanine floor, with storage cupboards, two uPVC double glazed windows.

### **Bathroom**

8' 9" x 9' 0" (2.67m x 2.74m)

4 piece in white, heated towel radiator, two hardwood frosted double glazed windows, mains fed shower enclosure, free standing bath, W/C, sink, tiled flooring, half panelled walls, ceiling spots

### **En-suite to Bedroom 2**

3 piece in white, W/C electric shower enclosure, vanity unit housing sink, ceiling spotlights. uPVC frosted double glazed window.

## **Basement**

### **Wine Cellar**

12' 11" x 6' 11" (3.94m x 2.11m)

Stone flooring, stone seating, storage cupboard.



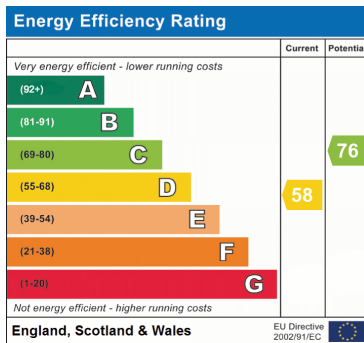








# FLOORPLAN & EPC



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.