



stones young  
PRESTIGE

Whalley Road, BLACKBURN, Lancashire BB1 9LJ

£700,000 Freehold

**FOR SALE**



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PRESTIGE

Blackburn  
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## PROPERTY DESCRIPTION

**\*PRESTIGE PROPERTY\*** Pyethorn Meadows is an extraordinary detached property with a versatile annex, presenting a wonderful standard of accommodation, which blends original Victorian features with contemporary living. This gated, four bedroom property occupies an enviable plot in the Ribble Valley, where sublime gardens surround this stunning family home.

This impressive family home briefly comprises an entrance vestibule leading to a welcoming hallway with an original stained glass door and panelled walls. The majestic lounge is decorated in a sumptuous colour palette and provides the perfect space to relax in front of a multi fuel stove, set in a feature stone fireplace. The contemporary Stuart Frazer, Siematic kitchen boasts seamless storage units with many high quality integral appliances, with a large island with breakfast bar and ample space for a dining table. Floor to ceiling patio doors open out into the wonderful rear garden, providing a perfect balance of indoor-outdoor living. This family focused room is ideal for entertaining and provides an additional lounge area, ensuring this to be the real hub of the home. In addition to this on the ground floor, is a further generous reception room, as well as a useful utility room and cloakroom. On the first floor, leading from the landing where the loft is accessible, is the spacious master bedroom, two further double bedrooms and a good sized single bedroom - all light filled, beautifully presented rooms. There is also a three piece bathroom suite and a luxurious two piece shower room with walk in shower and modern tiling as well as under floor heating. The current vendors have paid attention to the finer details throughout the home, with wrought iron radiators, Karndean flooring, under floor heating and stunning wall panelling. The multi purpose 26ft annex offers a fantastic, flexible space currently utilised as a gym and games room!

Set in this highly desirable Wilpshire location, this property boasts driveway parking suitable for up to ten vehicles, along with a double detached garage! The property is surrounded by mature trees and hedges which provide privacy to the home. You'll find a beautifully maintained laid to lawn garden to the front which is a delightful space to enjoy the outdoors. To the rear you'll discover a superb, generous garden which completes this outstanding property.

## FEATURES

- Private, gated location
- Four bedroom detached family home
- Versatile annex!
- Desirable Ribble Valley location
- Contemporary open plan kitchen/lounge/diner
- Surrounded by breath-taking gardens
- Extensive driveway parking
- Double garage
- Freehold; Not on a water meter
- Council Tax Band G





## ROOM DESCRIPTIONS

### Ground floor

#### Vestibule

Tiled flooring, original door, under stairs storage.

#### Hallway

Karndean flooring, stairs to first floor, original door, wrought iron radiator.

#### Lounge

12' 08" x 16' 07" (3.86m x 5.05m)  
Carpet flooring, wall panels, ceiling coving, ceiling spot lights, multi fuel stove set in feature stone fire place, x4 double glazed upvc windows, wrought iron radiator, TV point.

#### Second reception room

12' 09" x 12' 03" (3.89m x 3.73m)  
Karndean flooring, ceiling coving, double glazed upvc window, panel radiator, TV point.

#### Kitchen/Lounge/Diner

28' 03" x 18' 08" (8.61m x 5.69m)  
Stuart Frazer kitchen with a range of fitted wall and base units with contrasting work surfaces, Siematic kitchen, integrated Siemens double electric oven and induction hob, x2 fridge freezer, dishwasher, Karndean flooring, electric stove in feature fire place, ceiling coving, double glazed upvc window, patio doors, wooden framed double glazed bay window.

#### Utility room

7' 10" x 7' 09" (2.39m x 2.36m)  
Fitted wall and base units with contrasting work surfaces, plumbed for washing machine, space for tumble dryer, tiled flooring, double glazed upvc window.

#### WC

6' 11" x 4' 04" (2.11m x 1.32m)  
Two piece in yellow, tiled splash backs, tiled flooring, single glazed wood framed window.

## ROOM DESCRIPTIONS

### First floor

#### Landing

Carpet flooring, spindle balustrade, single glazed stained glass window, wall paneling, loft access.

#### Bedroom one

15' 02" x 12' 09" (4.62m x 3.89m)  
Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### En suite

9' 00" x 6' 00" (2.74m x 1.83m)  
Two piece in white with walk in shower enclosure and mains fed shower, tiled flooring with underfloor heating, tiled floor to ceiling, ceiling spot lights, frosted double glazed upvc window.

#### Bedroom two

12' 09" x 10' 02" (3.89m x 3.10m)  
Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bedroom three

12' 03" x 8' 09" (3.73m x 2.67m)  
Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bedroom four

12' 04" x 7' 07" (3.76m x 2.31m)  
Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bathroom

7' 08" x 5' 09" (2.34m x 1.75m)  
Three piece in white with mains fed shower over bath, lino flooring, tiled splash backs, double glazed upvc window.

#### Annex

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26' 06" x 18' 04" (8.08m x 5.59m)  
Double glazed upvc window, x3 French doors, TV point.



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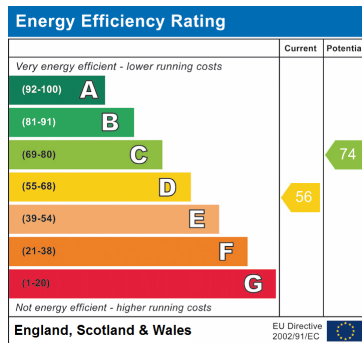
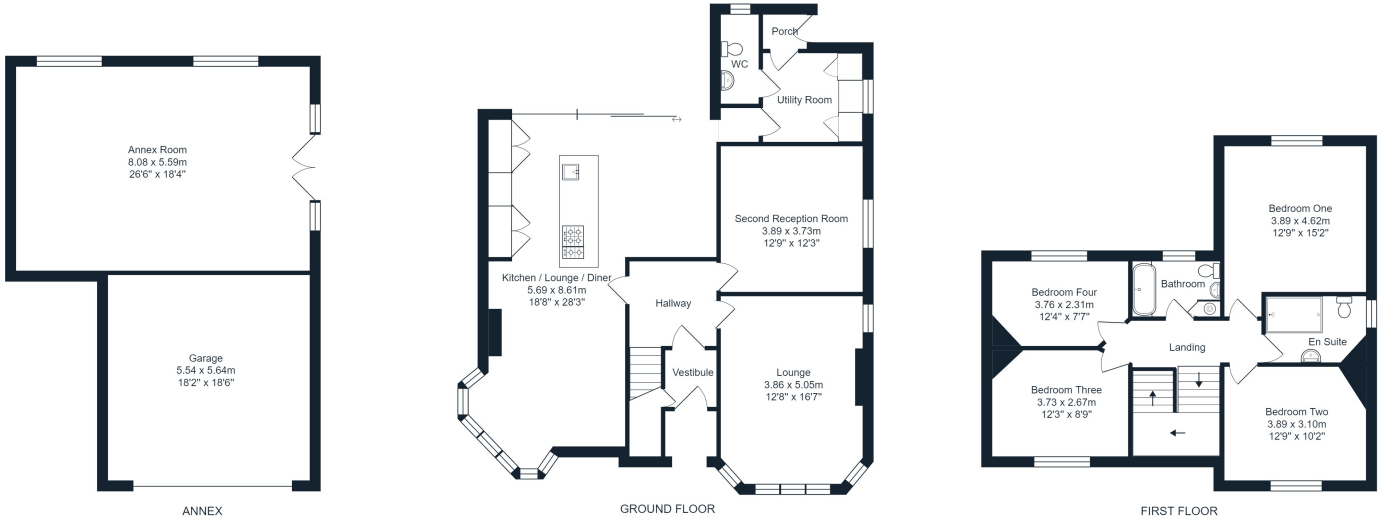


# FLOORPLAN & EPC

Whalley Road, Wiltshire

Total Area: 253.7 m<sup>2</sup> ... 2731 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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.

