



stones young
PRESTIGE

Edenholme Lodge Ribchester Road, Clayton-le-Dale, Blackburn,
Lancashire BB1 9EY

£750,000 Freehold

FOR SALE



stones young
PRESTIGE

Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

PRESTIGE PROPERTY* *EXCLUSIVE FIVE BEDROOM DETACHED HOME Edenholme Lodge is an exceptional stone built five bedroom detached property situated in this picturesque location in the Ribble Valley. Boasting a wealth of characterful and versatile accommodation, stunning interior and gorgeous gardens, this is a unique opportunity to purchase your dream home.

This outstanding property benefits from a freehold tenure and briefly comprises to the ground floor a welcoming entrance hallway, large and beautiful lounge with a multi fuel stove, generous second reception room which includes an exposed stone wall and open fire, contemporary fitted kitchen with adjoining dining room, utility room, new bathroom suite featuring under floor heating and a Jacuzzi bath. There is also the master bedroom with stunning en suite, plus two further bedrooms, one currently being utilised as a study. To the first floor there are two exceptional double bedrooms and a shower room!

Set on an enviable gated plot this property is surrounded by outstanding gardens featuring beautifully maintained laid to lawn and large Yorkshire Stone patio areas, extensive driveway and superb garden house/studio! The large double garage benefits from power and lighting and a CCTV system is also present. This impressive property would make a extraordinary family home! Early viewing is essential! EPC Rating F

FEATURES

- Detached Property
- Five Bedrooms
- Three Reception Rooms
- Utility Room
- Three Bathrooms
- Stunning Gardens
- Garden Room/Studio
- Council Tax Band G
- Exclusive Property in an Excellent Location
- Freehold Tenure



ROOM DESCRIPTIONS

Hallway

Carpet flooring, built in storage, panel radiator, solid wood front door.

Lounge

22'09" x 19'00"

Carpet flooring, ceiling coving, ceiling spotlights, multi fuel stove, 3 x double glazed upvc windows, 3 x panel radiator, tv point, stairs to first floor.

Second Reception

21'02" x 12'00"

Carpet flooring, built in window seat, feature stone fireplace, wall lights, panel radiator, double glazed upvc window.

Kitchen

17'07" x 10'03"

Siematic kitchen with range of fitted wall and base units and contrasting granite work surfaces, newly fitted LVT flooring, sink and drainer, electric Neff oven, Neff microwave, Neff induction hob, extractor fan, space for American fridge freezer, integral dishwasher, ceiling spotlights, breakfast bar, panel radiator, 2 x double glazed upvc window.

Dining Room

15'04" x 8'08"

Newly fitted LVT flooring, ceiling spotlights, panel radiator, 2 x wood double glazed window, wood double doors to rear garden.

Utility Room

11' 08" x 6' 005" (3.56m x 1.96m) Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splashbacks, plumber for washing machine, space for tumble dryer, panel radiator.

En-Suite to Master

9'02" x 5'05"

Tiled floor to ceiling, three piece in white with mains fed shower, towel radiator, double glazed upvc window.

Ground Floor Bathroom

Tiled flooring with under floor heating, three piece in white, tiled splashbacks, Jacuzzi bath, ceiling spotlights, mirror, radiator.

Bedroom one

13'00" x 13'00"

Carpet flooring, fitted furnishings, panel radiator, upvc double glazed window overlooking the stunning garden.

Bedroom Two

10'10" x 8'08"

Carpet flooring, 2 x panel radiator, fitted wardrobe, double glazed upvc window.

Bedroom Five/Study

8'09" x 6'03"

Carpet flooring, double glazed upvc window, radiator.

First Floor

Landing

Carpet flooring, wall light, under eaves storage.

Bedroom Three

14'05" x 10'00"

Carpet flooring, under eaves storage, panel radiator, velux window, double glazed upvc window.

Bedroom Four

20'00" x 11'01"

Carpet flooring, ceiling spotlights,, 2 x panel radiator, 2 x velux window.

Bathroom

8'09" x 6'07"

Tiled flooring, three piece in white, electric shower, tiled floor to ceiling, extractor fan.

External

Garden room/studio

13'02" x 9'01"

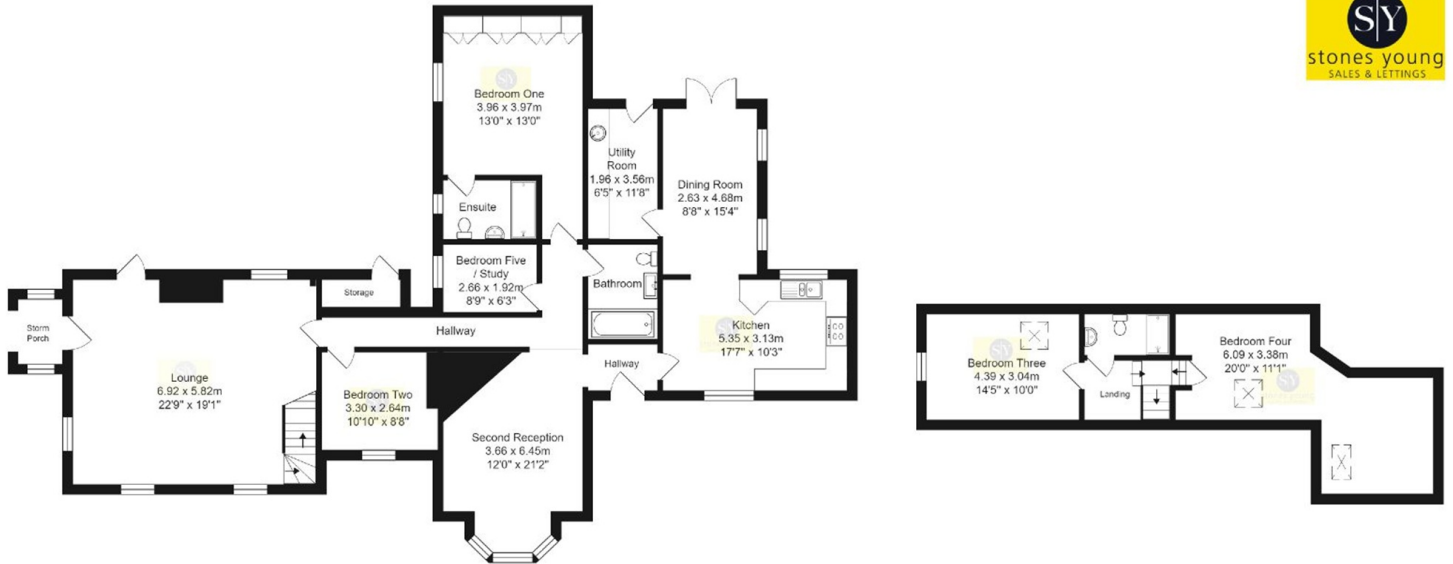
Bespoke solid oak insulated.

Garage

23'01" x 18'03"



FLOORPLAN



Ribchester Road, Clayton-le-dale
 Total Area: 209.3 m² - 2253 ft²
 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.

