



1 Hollowhead Lane, Wilpshire Offers over £815,000

- Stunning Detached Home
- Separate One Bed Annex
- Four Bedrooms
- Extensive Gardens
- Sought After Location
- En-Suites To Bedrooms
- Four Reception Rooms
- Conservatory
- Must Be Viewed

INTRODUCTION

**** A GLORIOUS EXECUTIVE DETACHED FAMILY HOME WITH ANNEX****

Boasting an enviable private plot surrounded by luscious, impeccably maintained gardens, this stunning four-bedroom detached home is ideally suited for a growing family looking for their forever family home. Flowing with generously sized accommodation throughout with a blend of contemporary and traditional interior styling, the property features a stunning contemporary fitted kitchen open to a dining area, as well as four en-suite bedrooms. Complete with wonderful garden areas ideal for entertaining family and friends or enjoying long summer evenings and alfresco dining.

This truly unique property comprises briefly, to the ground floor; entrance to an impressive entrance hall featuring a stunning stained-glass window and double height ceiling with mezzanine level landing to the first floor. The entrance hall has a staircase leading to the first floor and doors leading to a downstairs WC, office, magnificent contemporary fitted kitchen, dining room, two generously sized reception rooms and a conservatory. The kitchen is open to the dining room which features bi-folding doors to the rear. The conservatory has French doors to the rear and stairs leading to the lower ground floor where you will find the sizeable cellar. To the first floor is a landing with doors leading to four double bedrooms each with en-suite facilities and two featuring walk-in-wardrobes. Externally the property boasts enchanting laid to lawn gardens featuring a woodland area and an abundance of flowering bedding areas. There are two double detached garages with garage space to the ground floor and stairs leading to the first floor where you will find the self-contained annex. From the landing, doors lead to a kitchen, shower room and a generously sized reception room. The reception room has a door leading to a double bedroom. The property covers an area of approximately 5000 square footage and externally, benefits from gated access to the driveway leading to the rear of the property where there is ample off-road parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Ground Floor

Entrance

UPVC double glazed frosted stained glass door leading into the hall.

Hall

43'11 x 18'5 (13.39m x 5.61m)

UPVC double glazed frosted stained glass window, three central heating radiators, cornice coving to the ceiling, six feature wall lights, alarm panel, stairs to the first floor and, a UPVC double glazed frosted and stained glass door and window to the conservatory and doors leading to two reception room, the dining room, kitchen, the office and to the WC.

WC

7'1 x 5'1 (2.16m x 1.55m)

UPVC double glazed frosted window, central heating radiator, duo flush WC, wall mounted wash basin with mixer tap, coving to the ceiling, illuminated mirror, part-tiled elevations and tiled flooring.

Office

14' x 11'9 (4.27m x 3.58m)

UPVC double glazed window, central heating radiator, coving to the ceiling, dado rail and fitted bookshelf.

Reception Room One

18'6 x 12'9 (5.64m x 3.89m)

Wood framed single glazed bow window, UPVC double glazed window, two central heating radiators, coving to the ceiling, dado rail, four feature wall lights, television point and a gas flame fire with tiled hearth and cheeks and a wooden mantel.

Conservatory

20'1 x 9'11 (6.12m x 3.02m)

Part-UPVC double glazed windows, pitched poly carbonate roof, central heating radiator, ceiling fan, spotlights and stairs leading to the lower ground floor.

Lower Ground Floor Cellar

Fuse box and storage.

Reception Room Two

21'2 x 12'11 (6.45m x 3.94m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, three feature wall lights, coving to the ceiling and a cast iron gas fire with a decorative wooden mantel.

Kitchen

18' x 13'5 (5.49m x 4.09m)

Two UPVC double glazed windows, a range of high gloss Siemiatic wall and base units with Corian work surfaces, integrated sink with a high arch mixer tap, a double Miele oven in a high rise unit with a warming drawer and microwave oven, a three ring induction hob, glass splash-backs, extractor hood, integrated wine cooler, integrated Miele fridge and freezer, spotlights, ambient lighting, tiled flooring, under-floor heating an opening leading to the dining room and a door leading to the utility room.

Utility Room

12'8 x 7'3 (3.86m x 2.21m)

UPVC double glazed window, a range of wall and base units, granite effect work surfaces, stainless steel sink, drainer and mixer tap, plumbing for a washing machine and a tumble dryer, space for a fridge freezer, PVC panelled ceiling with spotlights, tiled flooring, under-floor heating and a UPVC double glazed door leading to the side of the property.

Dining Room

17'10 x 12'10 (5.44m x 3.91m)

Spotlights, tiled flooring, under-floor heating and bi-folding doors leading to the rear of the property.

First Floor

Landing

Two central heating radiators, four feature wall lights, alarm panel, coving to the ceiling and doors leading to four bedrooms.

Bedroom One

34'9 x 16'4 (10.59m x 4.98m)

Four UPVC double glazed windows with remote fitted blinds, four central heating radiators, cornice coving to the ceiling, television point, UPVC double glazed door to the balcony, door to walk-in-wardrobe and a door leading to the en-suite.

En-Suite

10'2 x 8'10 (3.10m x 2.69m)

UPVC double glazed window, central heating radiator, three piece suite comprises: walk-in double direct feed shower with multi-jets, dual flush WC, pedestal wash basin with mixer tap, extractor fan, part-PVC panelled ceiling with spotlights, fully-tiled elevations and tiled flooring.

Walk-In-Wardrobe

11'9 x 4'11 (3.58m x 1.50m)

Central heating radiator, fitted shelving and rails.

Bedroom Two

13'6 x 11' (4.11m x 3.35m)

Two UPVC double glazed windows, central heating radiator, coving to the ceiling, dado rail, fitted wardrobes, door to boiler room and a door leading to the en-suite.

En-Suite

7'2 x 4'11 (2.18m x 1.50m)

UPVC double glazed window, central heating radiator, three piece suite comprises: low basin WC, pedestal wash basin with traditional taps, direct feed shower, coving to the ceiling and part-tiled elevations.

Bedroom Three

12'8 x 11'11 (3.86m x 3.63m)

UPVC double glazed window, central heating radiator, coving to the ceiling and a door leading to the walk-in-wardrobe.

Walk-In-Wardrobe

12'8 x 6'6 (3.86m x 1.98m)

Central heating radiator, fitted wardrobes, coving to the ceiling, dado rail and a door leading to the en-suite.

En-Suite

12'8 x 8'8 (3.86m x 2.64m)

UPVC double glazed frosted window, central heated towel rail, four piece suite comprises: pedestal wash basin, duo flush WC, a single shower unit with multi-jets, a panelled bath with jacuzzi jets and rinse head, PVC panelled ceiling with spotlights, fully-tiled elevations and tiled flooring.

Bedroom Four

12'3 x 12'1 (3.73m x 3.68m)

UPVC double glazed window, central heating radiator, coving to the ceiling and a door leading to the en-suite.

En-Suite

7'2 x 4'11 (2.18m x 1.50m)

UPVC double glazed window, central heating radiator, three piece suite comprises: duo flush WC, pedestal wash basin with mixer tap, direct feed corner shower enclosure, PVC panelled ceiling with spotlights, fully-tiled elevations and tiled flooring.

External

Extensive laid to lawn gardens with bedding areas, a woodland, extensive off-road parking for numerous vehicles leading to the detached garage with annex above.

Annex

Stairs leading to the annex first floor landing. The annex covers an area of approximately 1000sq ft.

Annex First Floor Landing

Doors leading to a shower room, kitchen and to reception room one.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC