



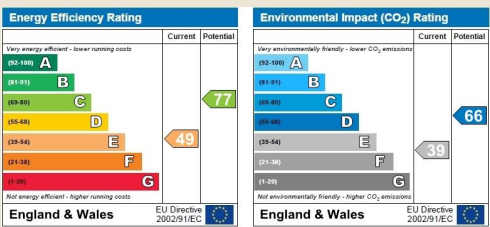
Reed Deep, Whalley Road, Hurst Green

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- Stunning Family Home
- Impressive Views
- Idyllic Setting
- Four Bedrooms
- En-Suite To Master
- Two and a Half Acre Plot
- Two Reception Rooms
- Spacious Fitted Kitchen
- Four Piece Bathroom
- Private Driveway with Double Detached Garage
- Ample Parking

Viewing: By appointment via the agent:

01200 422824



Introduction

**** IMPRESSIVE FOUR BEDROOM FAMILY HOME IN A DESIRABLE LOCATION ****

Reed Deep is a striking four-bedroom detached family home situated on the outskirts of Hurst Green one of the Ribble Valley's most picturesque villages. Only a short walk from the centre of the village, the property is within close proximity to Stonyhurst College and St Joseph's Roman Catholic Primary School, as well as being only a short drive from the neighbouring towns of Clitheroe, Whalley and Longridge. Arriving at the property you are greeted by a sandstone entrance wall leading to a private driveway which is lined with laurel hedging, this immaculate four bedroom detached home offers the benefit of a secluded rural living with the convenience of village life. Benefiting from rolling views across the Ribble Valley countryside, Reed Deep sits within a two and a half acre plot of substantial private gardens with woodland area perfect for a young family to explore.

The property comprises briefly, to the ground floor; a welcoming hallway, doors providing access to two beautifully presented reception rooms, stairs leading to the first floor and access to a charming fitted kitchen. The reception room and kitchen connect to the dining area with French doors offering stunning views. The kitchen also provides access to the utility room with doors leading to a downstairs WC and rear of the property. To the first floor is a landing providing access to four bedrooms, and a four-piece family bathroom suite with airing cupboard. The large master bedroom has a range of fitted wardrobes and a en-suite four piece bathroom. Externally the property boasts extensive private laid to lawn gardens with bedding areas. A stream running through the centre of enchanting woodland areas with weaving paths and stone footbridges connecting to a further lawned area and a decked platform perfect for enjoying the peaceful countryside views.

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

Ground floor

Entrance

UPVC double glazed door leading through to entrance hall.

Entrance Hallway

4.22m x 1.78m (13'10 x 5'10) UPVC double glazed window, central heating radiator, feature wall light, wood flooring, doors providing access to two reception rooms and kitchen and stairs leading to the first floor landing.

Reception Room One

6.15m x 3.58m (20'02 x 11'09) Centre piece cast iron log burning stove with stone hearth and surround, dual aspect UPVC double glazed windows, the front aspect provides views over the front garden and woodland the second window is south facing with long

reaching views towards Whalley Nab. The room also benefits from two oil central heating radiators and television point. Doorway leading through to Dining Area.

Dining Area

2.90m x 2.08m (9'06 x 6'10) Open archway through to the Kitchen creating the perfect dining kitchen with UPVC double glazed french doors giving views down the garden and across the valley. Oil central heating radiator and tiled flooring.

Kitchen

5.72m x 2.87m (18'09 x 9'05) Open archway through the Dining Area this open plan kitchen layout is perfect for any family. Having a range of wood panel wall and base units with laminate work surfaces and coordinating tiled splash backs. Integral high rise oven with four ring electric hob and extractor hood over. Stainless steel sink with drainer and high arch mixer taps, plumbing for dishwasher, space for fridge, tiled flooring. Fitted breakfast bar, having been cleverly positioned by its current owners, below a large UPVC double glazed window to showcase the views over local farmland, the kitchen has a further UPVC double glazed window, two oil central heating radiators and a doorway providing access into the utility room.

Utility

3.56m x 1.50m (11'08 x 4'11) Housing the oil fired boiler. Wood panel base units with coordinating laminate work surfaces, Frosted UPVC double glazed window, oil central heating radiator, plumbing for washing machine and dryer, space for fridge freezer, stainless steel sink, drainer and mixer taps, tiled flooring, UPVC double glazed rear entrance door and doorway leading through to a ground floor WC.

WC

1.85m x 1.22m (6'01 x 4'00) UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin, part tiled elevations, tiled flooring.

Reception Room Two

3.61m x 3.56m (11'10 x 11'08) Centre piece real flame living gas fire with polished stone surround and hearth, oil central heating radiator, television point and a large bay UPVC double glazed window with views over the front garden.

First Floor

Landing

UPVC double glazed window, storage heater, loft access, doors to four bedrooms and bathroom.

Bedroom One

6.15m x 3.58m (20'02 x 11'09) Being positioned at the front of the property the master suite benefits from two large dual aspect UPVC double glazed picture windows. One window over looks the front lawn and woodlands, the second window faces south and overlooks

the garden with long reaching views towards Whalley Nab. The master bedroom is also fitted out with extensive wardrobes and doorway leading through to the en-suite.

En-suite

2.84m x 2.03m (9'04 x 6'08) A luxury four piece bathroom suite briefly comprising of: dual flush WC, vanity top wash basin, wood panel bath with over head direct feed shower head and bidet. Fully tiled elevations and tiled flooring. The en-suite is lit by spotlights

Bedroom Two

3.61m x 3.56m (11'10 x 11'08) Bedroom two is positioned to the front of the property with a large UPVC double glazed picture window, through this window you can really appreciate the setting in which Reed Deep stands. The view over looks the front garden and tree top woodland views. The room is warmed via an oil central heating radiator with in keeping features throughout such as a picture rail.

Bedroom Three

3.56m x 2.90m (11'08 x 9'06) With a large UPVC double glazed picture window over looking the rear of the property with long reaching views to Winter Hill and beyond. The room is warmed by an oil fired central heating radiator.

Bedroom Four

2.90m x 1.85m (9'06 x 6'01) Currently being used as a office, through the UPVC double glazed window you will see rolling views of local farmland towards Hurst Green village. The room is heated by an oil fired central heating radiator.

Bathroom

3.12m x 1.78m (10'03 x 5'10) Two UPVC double glazed frosted windows, central heating radiator, four piece suite comprising of a low base WC, pedestal wash basin, wood panel bath with over head direct feed shower head, bidet, spotlights, fully tiled elevations, vinyl flooring, door to airing cupboard.

External

Externally the property is approached via a private tarmac driveway leading to enclosed gate posts. Through the gates you will find private off road parking for numerous vehicles and detached double garage with office. The property is set within a two and a half acre plot of extensive gardens and woodlands with scenic panoramic open views at every angle. In the garden you will find a mixture of mature shrubs, bedding plants and woodland with a stream running throughout. There is also a decked patio area over looking local countryside perfectly positioned to appreciate the picturesque Ribble Valley, ideal for the warm summer nights!

Agents notes

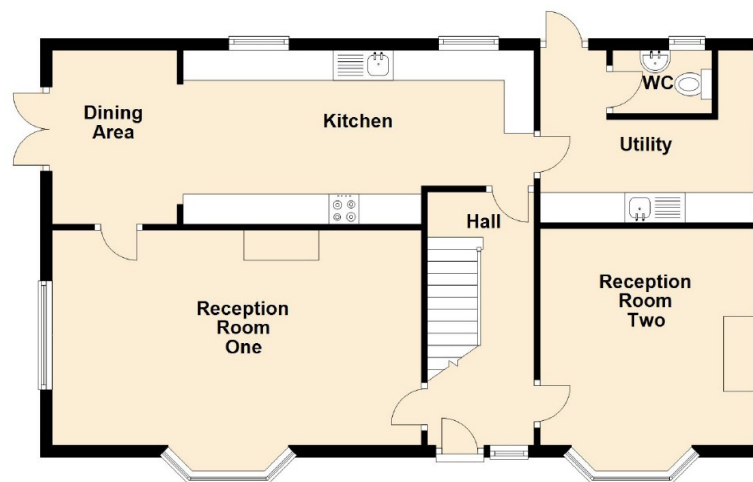
Tax Band G

Freehold

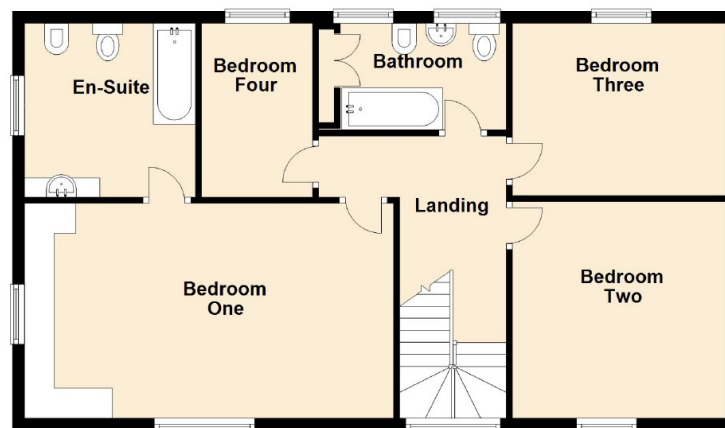
Oil Central Heating



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



