



59 Mitton Road, Whalley Offers in the region of £650,000

- Beautiful Detached House
- Five Bedrooms
- Stunning Throughout
- Stylish Fully Fitted Kitchen
- Solid Wood Floors
- Elegant Family Bathroom
- Superb Gardens
- Off Road Parking
- Viewing Recommended

4 Wellgate, Clitheroe, Lancashire, BB7 2DP T: 01200 422824

INTRODUCTION

**** THE DREAM FAMILY HOME IN A SUPERB LOCATION ****

Abbey Farm House is an impressive and beautifully presented five-bedroom detached family home, build circa 1860, positioned in an enviable position close to the centre of the highly popular Ribble Valley town of Whalley. Fronted by charming laid to lawn gardens wrapping round to the side and encompassed by stone walls, the property is ideally suited for a growing family looking for their forever home in a convenient location close to local amenities, good schools, public transport links and commuter routes to the neighbouring towns of Clitheroe and Blackburn, and railway links to Manchester City Centre. The property comprises briefly, to the ground floor; entrance through a charming vestibule with encaustic tiled flooring and a door leading to a welcoming entrance hall. The hallway has doors leading to an impressive dining room, living room as well as an inner hall with stairs leading to the first floor and a door leading to the fitted kitchen. The dining room also provides access to the kitchen. The kitchen has doors leading to a sitting room, rear external and stairs to the lower ground floor. To the lower ground floor is a two-roomed cellar. To the first floor is a landing with doors leading to four bedrooms, a four-piece family bathroom suite and stairs to the second floor. To the second floor is a fifth bedroom with door leading to a bathroom featuring a gorgeous free standing roll top slipper bath. Externally the property boasts a beautifully maintained laid to lawn side and front garden with gravel chippings and topiary hedges. To the rear of the property is a courtyard garden with potted urns and access to the outbuilding and storage. There is gated off-road parking for numerous vehicles leading to a double garage.

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

Ground Floor

Entrance

Composite double glazed frosted door to the vestibule.

Vestibule

6'5 x 6'1 (1.96m x 1.85m)

Encaustic tiled flooring, stained glass, leaded door to the hallway.

Hallway

17' x 4' (5.18m x 1.22m)

Coving to the ceiling, picture rail and door to reception room one, inner hallway and the dining room.

Dining Room

17'2 x 11'5 (5.23m x 3.48m)

UPVC double glazed window, central heating radiator, coving to the ceiling, picture rail, ceiling rose, two feature wall lights, gas flame fire, tiled hearth and door to the kitchen.

Reception Room One

14'2 x 13'8 (4.32m x 4.17m)

UPVC double glazed window, coving to the ceiling, ceiling rose, picture rail and gas flame fire with tiled hearth.

Inner Hallway

Stairs to the first floor and door to the kitchen.

Kitchen

16' x 12'7 (4.88m x 3.84m)

Two UPVC double glazed windows, 2 central heated radiators, ceiling rose, range of wood panel wall and base units, beech work tops, central Island with wood surfaces, extractor hood, ceramic Belfast sink, integrated draining ridges and spring high arch mixer tap, dishwasher, space for a washing machine and dryer, tiled flooring and door to the sitting room, the rear and the cellar.

Sitting Room

16' x 14' (4.88m x 4.27m)

Two UPVC double glazed windows, central heating radiator, coving to the ceiling, ceiling rose, picture rail, feature wall light, television point and wood effect flooring, gas stove and fitted storage.

Cellar

15'7 x 11'3 (4.75m x 3.43m)

Door to the rear.

Cellar

15'7 x 13' (4.75m x 3.96m)

First Floor

Landing

UPVC double glazed stained, leaded window and stair return, coving to the ceiling and doors to four bedrooms and the bathroom and stairs to the second floor.

Bedroom One

17'2 x 15'8 (5.23m x 4.78m)

UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose, picture rail and fitted wardrobes.

Bedroom Two

17'2 x 13'8 (5.23m x 4.17m)

UPVC double glazed window, central heating radiator, ceiling rose, coving to the ceiling, picture rail, two feature wall lights and wood effect flooring.

Bedroom Three

16' x 9'5 (4.88m x 2.87m)

UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose, picture rail and two feature wall lights.

Bedroom Four

10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose and picture rail.

Bathroom

9'8 x 9'6 (2.95m x 2.90m)

UPVC double glazed window, central heated towel rail, four piece suite comprising of low basin WC, wash basin with mixer tap, free standing roll top bath with mixer tap and rinse head, corner direct feed rainfall shower with extractor fan, coving to the ceiling and spotlights, partially tiled elevations and tiled flooring.

Second Floor

Bedroom Five

16' x 12' (4.88m x 3.66m)

Velux window, two central heating radiators, under eaves storage and doors to the bathroom.

Bathroom

11'1 x 9 (3.38m x 0.23m)

Velux window, centrally heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with traditional taps, a Ball and Claw cast iron slipper bath with traditional taps, tiled flooring and part tiled elevations.

External

Front-Side

Enclosed laid to lawn garden to the side and the front, gravel chippings and topiary designed trees and bushes.

Rear

Enclosed parking for numerous vehicles and access to a double garage. Courtyard with access into an outbuilding.

Outbuilding (two sided)

11'10 x 10'9 (3.61m x 3.28m)

Wood frame sash window, cast iron stove with brick chimney breast and a skylight and storage room and sink.

Garage

22'10 x 17'7 (6.96m x 5.36m)

