



Chipping Road, Thornley Offers over £500,000

- Immaculate Four Bed Semi Detached Farmhouse with superb Gardens
- Spectacular Kitchen/Diner
- Approved Planning to Extend
- Beautiful Reception Room
- Spacious Rooms Throughout
- Neutrally Decorated
- En-Suite Five-piece Bathroom
- Efel Fired Stove
- Outstanding Gardens

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

INTRODUCTION

**** A SUPERB FOUR BEDROOMED SEMI DETACHED FARMHOUSE WITH OUTBUILDING AND IMMACULATELY MAINTAINED GARDENS ****

Nestled in the heart of picturesque rolling countryside, this stunning four-bedroomed farmhouse oozes country charm with abundant traditional features. A spectacular family home suitable for a growing/extended family or a couple wishing for surplus space and wishing to settle in this immaculate dream home. Offering generously proportioned living accommodation and substantial outdoor space; idea for entertaining family and friends or just soaking up and enjoying the glorious surrounding views.

The property briefly comprises:- Ground floor: entrance through the porch to an inviting hall with stairs leading to the first floor and doors accessing two generously sized reception rooms and a country-style fitted kitchen with rear access to the garden. To the first floor is a landing with doors leading to four well-proportioned bedrooms and a three-piece family bathroom suite. The master suite features a range of fitted wardrobes and an En-Suite five-piece bathroom. Externally the property boasts an extensive lawned garden with mature trees and bedding areas, two feature ponds, greenhouse and a timber shed. There is an additional partly walled garden with further bedding areas and an outbuilding with WC and a garden storage. The property also benefits from off-road parking to the rear and front and a detached double garage.

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

Ground Floor

Entrance

Hardwood door to the porch.

Porch

5'2 x 4'8 (1.57m x 1.42m)

Two hardwood double glazed windows, flag-stoned flooring and door to the hallway.

Hallway

14'1 x 5'1 (4.29m x 1.55m)

Hardwood double glazed window, central heating radiator, cornice coving to the ceiling, two feature wall-lights, partial wood-tiled elevations, stairs to the first floor and door to the kitchen/diner and reception rooms one and two.

Reception Room One

25'0 x 14'6 (7.62m x 4.42m)

Hardwood double glazed window to the front and back, central heating radiator, exposed beams, spotlights, feature wall-lights, Efel fired stove with feature stone fireplace surround and a TV point.

Reception Room Two

19'3 x 14'5 (5.87m x 4.39m)

Hardwood double glazed window, two central heating radiators, exposed beams, electric flame effect fire, oak flooring, door to under-stairs storage and a hardwood single glazed french-doors to the rear.

Dining/Kitchen

25'4 x 14'9 (7.72m x 4.50m)

Two hardwood double glazed windows, two central heating radiators, storage heater, a range of wood panelled wall and base units, with granite effect worktops, an island and breakfast bar, a Leisure Range cooker with a four-ring electric hob, griddle and warmer, a composite one and a half bowl sink with drainer and mixer tap, integrated dishwasher, washing machine and fridge/freezer, an enclosed oil-fired boiler and exposed beams, spotlights, tiled flooring and hardwood frosted door to the rear.

First Floor

Landing

Hardwood double glazed leaded stained glass window, two central heating radiators, doors leading to four bedrooms and a bathroom.

Bedroom One

15' x 14'5 (4.57m x 4.39m)

Hardwood double glazed window, two central heating radiators, fitted wardrobes, spotlights and an arch to an En-Suite.

En-Suite

10'11 x 9'9 (3.33m x 2.97m)

Hardwood double glazed window, central heating radiator, five -piece suite comprising:- low basin WC, pedestal washbasin with traditional taps, a bidet, a corner panelled bath with mixer tap and a single feed shower enclosure, partially tiled elevations and spotlights.

Bedroom Two

14'10 x 12'9 (4.52m x 3.89m)

Hardwood double glazed window and central heating radiator.

Bedroom Three

14'10 x 10'10 (4.52m x 3.30m)

Hardwood double glazed window, central heating radiator and fitted storage.

Bedroom Four

14'11 x 9'5 (4.55m x 2.87m)

Hardwood double glazed window, central heating radiator, fitted wardrobe and airing cupboard.

Bathroom

10'7 x 6'5 (3.23m x 1.96m)

Five hardwood double glazed frosted windows, central heating radiator, three-piece suite comprising:- low-flush WC, pedestal washbasin with mixer tap, wood panelled bath mixer tap and rinse-head, fully tiled elevations and wood effect flooring.

External

Rear

A stunning lawned garden with bedding areas, feature ponds, mature trees, a greenhouse, a timber shed, an outbuilding with a WC and garden storage.

Outbuilding

9'1 x 5'7 (2.77m x 1.70m)

Space for a dryer and a freezer

Front

Off-road parking to the rear for many vehicles leading to a detached double garage.

Garage

24'8 x 20'9 (7.52m x 6.32m)

There is light and power, attic storage and electric roller shutter.

Off-Parking

At the front of the property there is parking for one/two vehicles.

Agent's Notes

Council Tax Band G

* The property has planning permission to extend to the side and rear, to provide extension upstairs and to the kitchen. Also extension plans to the rear of the utility and toilet. Planning permission to extend to side and rear of the property - application number 3/2017/1207.

The roof has been re-slatted and new windows were fitted 6/7 years ago.

