



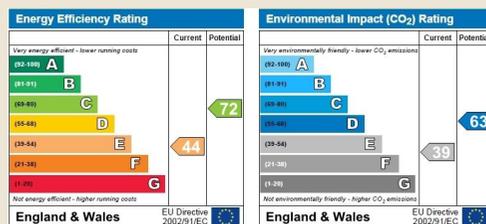
Well Head Road, Newchurch In Pendle

# Well Head Road, Newchurch In Pendle

- Stunning Family Home
- Outstanding Views
- Driveway & Garage
- Five Bedrooms
- Conservatory
- Country Style Kitchen
- Two Reception Rooms
- Beautiful Gardens

Viewing: By appointment via the agent:

01282 469023



## Introduction

**\*\*A PRESTIGIOUS FIVE BEDROOMED FAMILY HOME WITH 5.6 ACRES OF LAND FOR SEPERATE NEGOTIATION\*\***

Set within the stunning area of Newchurch in Pendle on an impressive plot stands this impressive five bedroomed detached property surrounded by exceptionally maintained gardens. With electric gates to the entrance, off road parking for numerous vehicles and, a boar hole with its own private supply of spring water and outstanding views looking over the countryside, this beautifully unique property offers spacious and private living accommodation for a growing family. Within close proximity to the amenities of Barrowford and Burnley as well as close by to the motorway links to Manchester, this property is a remarkable family home.

The property comprises briefly; a welcoming hallway boasting original tile flooring leads on to an office and inner hallway. The inner hallway has doors to the reception room, modern kitchen and utility room and stairs leading to the first floor. The utility room follows on to a WC and rear porch. The reception room leads on to a dining area which then follows through to a modern kitchen consists of a beautiful Mills and Scott kitchen and boasting integrated appliances. The kitchen then follows on to a second reception room which has French doors to a wrap around conservatory. The first floor landing has doors leading to five double bedrooms, a three piece bathroom and two shower rooms.

Externally the property comprises of 5.6 acres of land, suitable for a small holding (SEPERATE NEGOTIATION), with 1.6 acres of garden. There is a decked garden to the rear, access to a garage to the front, beautiful gardens with outstanding views of the beautiful surrounding countryside.

For more information or to arrange a viewing please contact our Burnley team at your earliest convenience.

## Ground Floor

### Entrance

UPVC double glazed door leading into the hall.

### Hall

1.91m x 1.88m (6'3 x 6'2) Wood panelled elevations, original tiled flooring, under-floor heating, French doors leading to the inner hallway and French doors leading to the office.

### Office

4.98m x 3.12m (16'4 x 10'3) UPVC double glazed window, feature wall lights, tiled flooring and under-floor heating.

### Inner Hallway

4.57m x 2.49m (15' x 8'2) Central heating radiator, part-wood panelled elevations, security alarm system, spotlights, original tiled flooring, under-floor heating, storage cupboard, stairs to the first floor, under-stairs storage and doors leading to the kitchen and to reception room one.

### Reception Room One

4.55m x 4.39m (14'11 x 14'5) UPVC double glazed window, central heating radiator, electric coal burner effect fire with granite hearth and surround, television point, dado rail and French doors leading to the dining area.

### Dining Area

4.78m x 3.48m (15'8 x 11'5) Two UPVC double glazed windows, central heating radiator, feature wall lights, tiled flooring, under-floor heating and open to the kitchen.

### Kitchen

5.21m x 4.70m (17'1 x 15'5) UPVC double glazed window, a range of cream Mill and Scott wall and base units, granite work surfaces, tiled splash-backs, stainless steel Franke sink with granite drainer and mixer tap, integrated Neff oven, integrated microwave oven, warming drawer, a Neff five ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, centre island, under-unit lighting, breakfast bar, tiled flooring, under-floor heating and stairs leading to the rear hallway.

### Rear Hallway

1.57m x 1.40m (5'2 x 4'7) Part-wood panelled elevations, dado rail, tiled flooring and doors leading to reception room two and the boot room.

### Porch

1.35m x 1.17m (4'5 x 3'10) Central heating radiator, fitted storage, tiled flooring, under-floor heating and a UPVC double glazed door leading to the rear.

### Reception Room Two

7.80m x 4.88m (25'7 x 16') UPVC double glazed window, central heating radiator, electric fire with granite hearth and surround, feature wall light, coving to the ceiling, smoke alarm, television point and single glazed double doors leading to the conservatory.

### Conservatory

6.73m x 6.60m (22'1 x 21'8) UPVC double glazed window, central heating radiator, feature wall light, bar, wood flooring and UPVC double glazed patio doors leading to the rear.

### Utility Room

2.13m x 1.85m (7' x 6'1) UPVC double glazed window, central heating radiator, cream wall and base units, granite work surfaces, stainless steel sink, drainer and mixer tap, space for a fridge freezer, space for a tumble dryer, tiled flooring and doors leading to the porch and to the WC.

### WC

2.13m x 1.85m (7' x 6'1) UPVC double glazed frosted window, central heating radiator, twin flush WC, plumbing for a washing machine, boiler, tiled flooring and under-floor heating.

### Boot Room

3.73m x 2.44m (12'3 x 8') UPVC double glazed window, fitted storage with water tank enclosed, tiled flooring, under-floor heating and a UPVC double glazed door leading to the rear.

### First Floor

#### Landing

7.04m x 1.83m (23'1 x 6') Loft access, central heating radiator, smoke alarm, stairs to the inner landing, open stone brick archway leading to the bathroom, the shower room and to three bedrooms.

#### Bedroom One

4.19m x 3.68m (13'9 x 12'1) Two UPVC double glazed windows, central heating radiator, fitted wardrobes, feature wall light and coving to the ceiling,

#### Bedroom Two

3.96m x 3.66m (13' x 12') Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Three

4.29m x 2.44m (14'1 x 8') UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bathroom

3.63m x 1.93m (11'11 x 6'4) UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: low basin WC, a Claw foot freestanding bath with mixer tap, vanity wash basin, part-tiled elevations and wood effect flooring.

#### Shower Room

2.08m x 1.80m (6'10 x 5'11) UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: a vanity top wash basin, twin flush WC, a double direct feed shower enclosure, fully-tiled elevations, tile effect flooring, extractor fan and spotlights.

#### Inner Landing

3.51m x 1.60m (11'6 x 5'3) Central heating radiator, fitted storage and doors leading to the shower room and to two bedrooms.

#### Bedroom Four

3.91m x 3.30m (12'10 x 10'10) Two UPVC double glazed windows, central heating radiator, fitted wardrobes and spotlights.

#### Bedroom Five

4.47m x 3.30m (14'8 x 10'10) UPVC double glazed window, Velux window, central heating radiator, spotlights and fitted wardrobes.

#### Shower Room

3.30m x 1.55m (10'10 x 5'1) Velux window, central heating radiator, three piece suite comprises: a double direct feed shower enclosure, low basin WC, fully-tiled elevations, fitted linen cupboard, spotlights and tiled flooring.

#### External

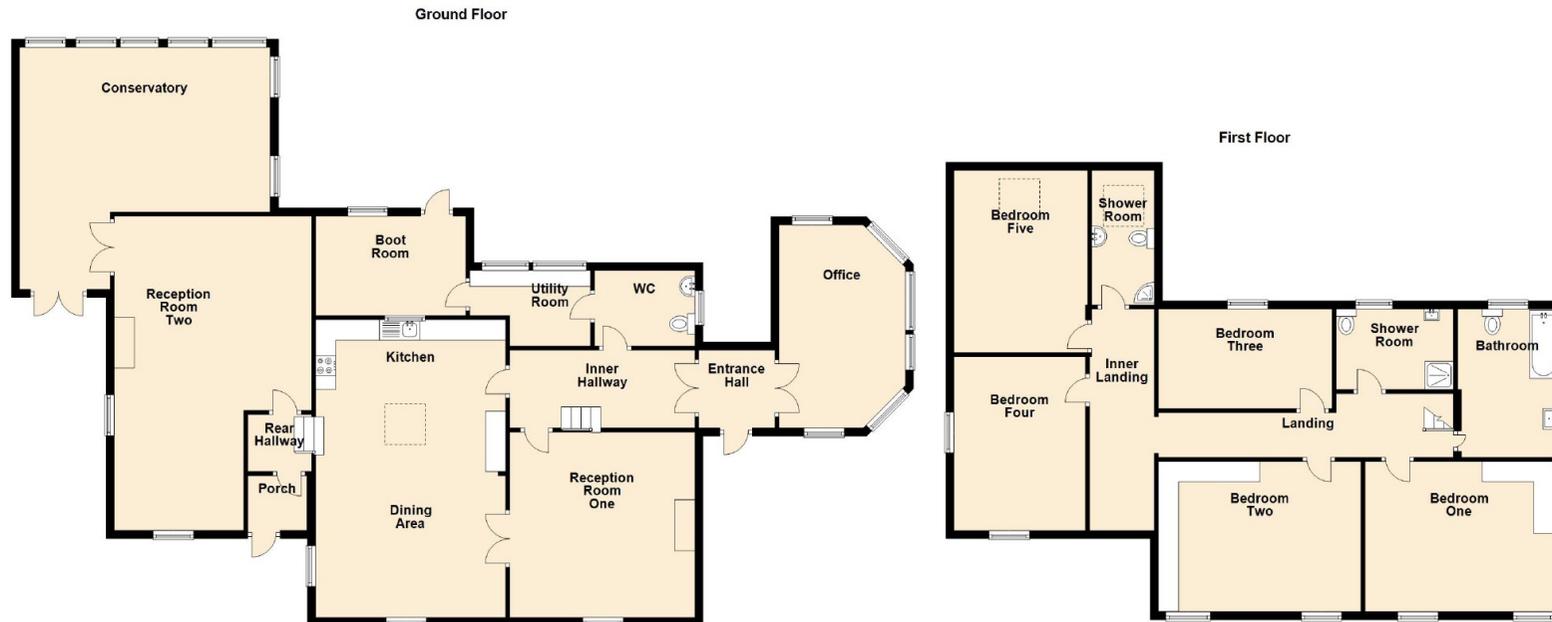
Externally the property comprises of 5.6 acres of land, suitable for a small holding (SEPERATE NEGOTIATION), with 1.6 acres of garden. There is a decked garden to the rear, access to a garage to the front and beautiful gardens to the front of the property with off road parking for numerous vehicles and impressive views from the front. There are two electric gates for entry via intercom.

#### Agents Notes

Council Tax Band G

The property is surrounded by security cameras,





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Total floor area 169m<sup>2</sup> / 1819.1 sq ft  
 Plan produced using PlanUp.



