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MANOR HOUSE OFF HELVELLYN DRIVE IGHTENHILL PARK LANE BURNLEY

£325,000

- * Delightful stonebuilt detached cottage
- * Character features – beautiful accomm.
- * Superb dining kitchen, 3 good receptions
- * Lovely gardens with stunning views
- * 4 dble bedrooms, utility & porch
- * Luxurious shower & bathroom
- * Sought-after location on outskirts
- * 190m² (2043sq ft) approx.



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This beautiful deceptive stonebuilt period detached cottage is located in the highly sought after area of Ightenhill on the edge of fantastic open countryside adjoining open fields to the rear, with stunning views towards Pendle Hill. The character and individuality that this detached cottage offers is incorporated in many ways with features including exposed beams, pitched ceilings and stone mullion windows along with many modern house luxuries. The family sized property is arranged over two floors and has been substantially improved by its current owners to provide stunning spacious accommodation providing a bespoke fitted dining kitchen, three generous reception rooms, a large entrance porch, luxurious ground floor bathroom and utility. Whilst on the first floor are four excellent double bedrooms and a superb modern three piece shower room. There is private parking to the front and a lovely landscaped private garden to the rear and the property enjoys the benefits of gas central heating and double glazing. Internal viewing is highly recommended to fully appreciate.

LOCATION: From junction 10 off the M65 proceed along Padiham Road to the traffic lights and turn right into Ightenhill Park Lane. Proceed straight on for 1 mile and turn left into Helvellyn Drive, proceed up the hill to the top and turn first right after Skiddaw Close.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: 2.7m x 2.3m (8'10" x 7'5"); with wood glazed door, wooden flooring, ceiling beams, glazed internal door to dining room, part wood panelled walls, wood glazed double doors through to lounge.

DINING ROOM: 4.2m x 3.9m (13'9" x 12'9"); with solid oak wooden flooring, feature exposed beams, feature stone chimney breast with stone hearth and wood beam over, inset display cabinet, internal window through to kitchen, pleasant front outlooks.

INNER HALLWAY: With built-in book case shelving, return staircase leading to first floor.

LOUNGE: 5.0m x 3.8m (16'5" x 12'5"); with exposed wood beams, feature fireplace housing cast iron solid fuel stove set into chimney breast with wood beamed mantle and stone hearth, wood glazed French doors opening out onto rear garden, understairs storage cupboard, wall light points, television point, telephone point, attractive outlooks across adjoining open fields to rear and green area to the front.

DINING KITCHEN: 5.0m x 3.5m (16'5" x 11'7"); stunning bespoke kitchen with a variety of attractive fitted solid wood cream base units and solid oak tall cupboard units with complementary granite working surfaces and splash back, twin Belfast ceramic sink unit with chrome mixer tap and granite integral drainer, electric cooker point, extractor filter canopy, plumbing for dishwasher, vertical panelled radiator, Rayburn solid fuel range cooker set in chimney breast with tiled hearth and inset and wood beam over, exposed wood beams, feature stone mullion window, ceramic tiled flooring, external wood glazed door to outside. Pantry and corridor off with space for American style fridge freezer, shelving, door leading to ground floor bathroom and utility.



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BATHROOM & UTILITY: 4.0m x 2.3m (13'1" x 7'7" max); with a range of cream fitted wall and base units with granite surround and marble wash bowl and chrome mixer tap, plumbing for washing machine, chrome ladder radiator, luxurious freestanding roll top bath with chrome shower tap fitment and low suite w.c. with push button flush, exposed wooden beams, wall light point, tongue and groove panelled walls to dado height, ceramic tiled flooring.

SITTING ROOM: 4.3m x 4.2m max (14'0" x 13'11" max); with dado rail, built in shelving, feature wooden fireplace surround with tiled inset and hearth, staircase leading to first floor, understairs storage cupboard, internal wood door to side porch.

SIDE UTILITY PORCH: 2.7m x 2.3m (8'10" x 7'5"); with fitted wall cupboards, stainless steel sink unit with double drainer, wall mounted Worcester combination gas central heating boiler, external wood door leading to large storage lean-to area with sliding wood glazed door to outside.

FIRST FLOOR:

LANDING: With superb pitched ceiling with exposed wood beams, wrought iron balustrade, stone mullion window, built-in storage cupboards, lovely external views and outlooks across towards 'Pendle Hill'.

BEDROOM ONE: (front) 4.2m x 4.0m (13'10" x 13'3" max); fitted wardrobes, pitched ceiling with wood beams, wall light points, window seat and pleasant front open outlooks across green.

BEDROOM TWO: (front & rear) 5.0m x 3.2m (16'5" x 10'5"); stone mullion windows to the front and rear, built-in wardrobes and cupboards over, imposing exposed feature beam, attractive open aspects.

BEDROOM THREE: (rear) 3.5m x 3.0m (11'6" x 9'10"); exposed wood beams, views over garden, adjoining fields and across towards 'Pendle Hill'.

SHOWER ROOM: Luxurious spacious modern 'Jack & Jill' style 3-pce white suite comprising double shower enclosure with thermostatically controlled shower, pedestal wash basin with chrome mixer tap, low suite w.c. with push button flush, part tiled walls, ceramic tiled flooring, chrome ladder style radiator, exposed wood beams and pitched ceiling, doorway leading through to bedroom 4.

BEDROOM FOUR: (front & side) 4.7m x 4.2m (15'3" x 13'11"); with access from the staircase from the sitting room and access to house shower room, pitched ceiling with exposed wood beams, windows to the front and rear elevations, pleasant outlooks.



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OUTSIDE: Attractive mature planted front garden area with stone boundary wall and stone paved pathways and private parking to the front of property. Side gate access leading through to a beautifully landscaped enclosed rear garden largely laid to lawn with stone paved patio areas, mature trees and planted shrubs with attractive borders and a natural stone boundary wall, outside tap and electricity point. The rear boundary adjoins open fields and we have been informed by the vendors that this is a protected site which cannot be built upon and enjoys stunning views towards 'Pendle Hill'.

HEATING: Gas fired hot water central heating system complemented by double glazed units in hardwood frames.

SERVICES: Mains water, gas, electricity and drainage.

VIEWING: By appointment with our office.

EPC: The energy rating for this property is F.

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Rear View

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