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## WILLIAM HOLME HALL MANOR CLIVIGER

### £295,950

- \* Luxurious 1st floor penthouse apartment
- \* Impressive lounge & stone fireplace
- \* Contemporary dining kitchen & appliances
- \* Exquisite accommodation with character
- \* 2 double bedrooms with en-suites
- \* Unique Grade 11 Listed renovation
- \* Superb aspects across woodland
- \* Delightful shared gardens, parking

**NEW  
HOME**



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Holme Hall Manor which dates back to the 1700's has now been converted into 10 exquisite apartments by Berkshire Homes, this beautifully renovated Grade 11 Listed building position on the outskirts of Cliviger is simply stunning boasting an array of character features including stone mullion windows, wooden beams and fireplaces whilst incorporating modern impressive luxuries. We are delighted to offer to market the William residence a beautiful 1<sup>st</sup> floor penthouse apartment, situated to the rear of the building it enjoys lovely open aspects across the grounds and adjoining woodland and is set on the edge of delightful rural surroundings. The William provides a generous lounge and contemporary dining kitchen with a wealth of integrated appliances and two double bedrooms both of which are en-suite. Holme Hall Manor is set in its own attractive grounds with lawned communal gardens to enjoy and offers private parking. Early viewing is recommended.

**LOCATION:** Travelling from Burnley through to Cliviger along Burnley Road, continue through Holme Chapel passing the 'Ram Inn' public house on your right and then St John the Divine Church on the left. Take the next left turning into the private road and driveway for Holme Hall Manor where the property and apartments can be identified by our 'for sale' boards.

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

**MAIN COMMUNAL ENTRANCE:** Through a beautiful stunning front vestibule area with solid wood doors through to a spacious hallway with fantastic wood panelled walls with inset mood ceiling and pelmet lighting, feature stone windows and sills with breathtaking front views, feature stone arch and imposing stone staircase leading to 4 first floor apartments, the William, Broughton, Woodland & Cliviger, doors on the ground floor leading to the Whitaker and Tattersall residences.

**ENTRANCE HALL:** With solid wood front door, feature exposed stone wall, LED spotlighting, alarm panel, underfloor heating, built in store cupboard and utility cupboard.

**OPEN PLAN LOUNGE:** 5.3m x 4.4m (17'3" x 14'4"); with coved cornicing, impressive stone mullion window with lovely aspects across adjoining woodland, LED spotlighting, underfloor heating, television point, attractive decorative stone feature fireplace surround with beamed mantle, tiled inset and stone hearth, open to:

**DINING KITCHEN:** 5.3m x 3.8m (17'3" x 12'7"); With a superb range of contemporary high gloss fitted wall and base units with complementary laminate working surfaces, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated appliances including fridge freezer, dishwasher, washing machine, microwave, stainless steel electric touch oven with 4-ring ceramic touch control hob and stainless steel extractor filter canopy over, stone tiled flooring with underfloor heating, LED spotlighting, stone mullion window and wooden beam, pleasant outlooks to the rear and side elevations.





**BEDROOM ONE:** 4.0m x 3.1m (13'2" x 10'2"); with television point.

**EN-SUITE SHOWER ROOM:** Modern new 3-pce white suite comprising shower enclosure with thermostatic shower with 2 chrome shower head fittings, vanity wash basin with high gloss drawer unit under and mixer tap, low suite w.c. with push button flush, chrome ladder radiator, tiled flooring and walls with inset lighting, LED ceiling spotlights.

**BEDROOM TWO:** 3.9m x 3.3m (12'11" x 10'11"); with feature stone mullion window, loft access, television point.

**EN-SUITE SHOWER ROOM:** With contemporary 3-pce suite comprising double shower enclosure with thermostatic shower, vanity wash basin with high gloss drawer unit under and mixer tap, low suite w.c. with push button flush, chrome ladder radiator, part tiled walls and flooring, underfloor heating, LED spotlighting.

**OUTSIDE:** Holme Hall Manor is set in attractive landscaped lawned gardens with surrounding woodlands to the rear and breathtaking panoramic views to the front over adjoining neighbouring countryside. There is a private driveway leading to designated parking areas for each individual residence.

**HEATING:** Under floor heating complemented by double glazing in hardwood frames throughout.

**SERVICES:** Mains water, gas, electricity and drainage are connected.

**Holme Hall Management Company Limited** has been created to further add to the luxurious lifestyle that is there to be enjoyed at this unique property. The management company will be responsible for:  
-Maintenance of all internal common areas by employing a cleaner to attend once per week for a thorough clean. Maintenance of all outdoor common areas including landscaping by employing a gardener on a monthly basis. Maintenance of the car parking area. Payment of the utilities for the common areas. -Insurance for the external structure of the building and common areas. The service charge will be set as low as possible and upon the completion of the final sale will be transferred to the owners to allow a greater degree of flexibility and to allow you to really enjoy the benefits of residing in this spectacular location. There will be a ground rent on the property of £250.00 per annum but this is fixed and will not increase over time as with many other ground rents.

**VIEWING:** Strictly by appointment with our office by calling 01282 698200.





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Communal Hallway



Communal Stone Staircase

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