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Hyndburn Road, Great Harwood, Hyndburn BB6
Offers in the Region of £650,000



Set within approximately 1.2 acres of mature, beautifully tended grounds on the outskirts of Great Harwood, this charming, extended and deceptively spacious four-bedroom detached residence offers an exceptional opportunity for those seeking a versatile family home with extensive outdoor space and remarkable future potential. Thoughtfully maintained over the years while retaining a wealth of original 1950's character features, including high ceilings, coving and picture rails, the property combines generous internal accommodation with substantial gardens, multiple outbuildings and ample gated parking, making it particularly well suited to large or multi-generational families.

Approached via a private, gated driveway leading to extensive off-road parking and a detached garage, the house sits comfortably within its expansive plot, surrounded by sweeping lawns, mature trees and well-stocked borders. Two greenhouses, a summerhouse, a tractor shed and additional outbuildings offer a variety of uses, from storage to hobby space, workshop potential or future development (subject to planning), further enhancing the versatility of the grounds.

Internally, the home is arranged to provide both flexible reception space and practical family living. A canopied porch to the front with stone columns leads into a welcoming entrance hall with dado and picture rails, stairs rising to the first floor and spacious under-stair storage. The principal living room is a bright, dual-aspect space featuring a character fireplace housing a living-flame gas fire, recessed alcoves and sliding patio doors opening onto the rear garden.

A second reception room, with a large bay window to the front and inset gas fireplace, flows openly into the kitchen/dining area. The kitchen is a spacious, light-filled room fitted with solid wood units, black granite worktops and integrated appliances including a Siemens five-ring gas hob, Neff dishwasher and double oven with grill. A Velux window, marble tiled flooring and a generous dining area contribute to the room's inviting atmosphere. A door leads to the rear inner hall, which contains the Ideal single boiler in a store cupboard and provides access to a ground-floor double bedroom and a modern three-piece shower room with tiled elevations - ideal for dependent relatives or guests.

To the first floor, a bright landing provides loft access and an airing cupboard with plumbing for additional WC facilities. The bedrooms are all well proportioned, with bedrooms one and two offering generous double accommodation and pleasant aspects. An office room, currently used as a bedroom, leads through to bedroom four/workshop, a long, narrow space presently utilised as an office/workshop. The bedrooms are served by a three-piece bathroom with tiled floor and walls, a corner bath with shower over, a glass wash basin and a dual-flush WC.

Externally, the grounds are a standout feature, offering exceptional space, privacy and scope. The extensive wrap-around gardens surround the property, extending to approximately 1.2 acres, while a large sweeping Indian stone patio provides ample outdoor seating and entertaining space. Stone steps lead down to the vast gravelled driveway, which offers parking for 20+ vehicles and gated access from Hyndburn Road. A substantial detached garage stands proudly with an electric up-and-over door and uPVC double-glazed windows and doors. Multiple outbuildings provide abundant storage, and a timber A-frame summerhouse with lighting and power offers excellent potential for use as a studio or garden office.

Located just a short distance from Great Harwood town centre, the property enjoys excellent access to local schools, shops and transport links, as well as convenient routes toward the Ribble Valley, Accrington and Blackburn. Offering a rare blend of character, space and opportunity, this impressive residence is ready for immediate occupation and represents a compelling and highly flexible family home.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band G.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

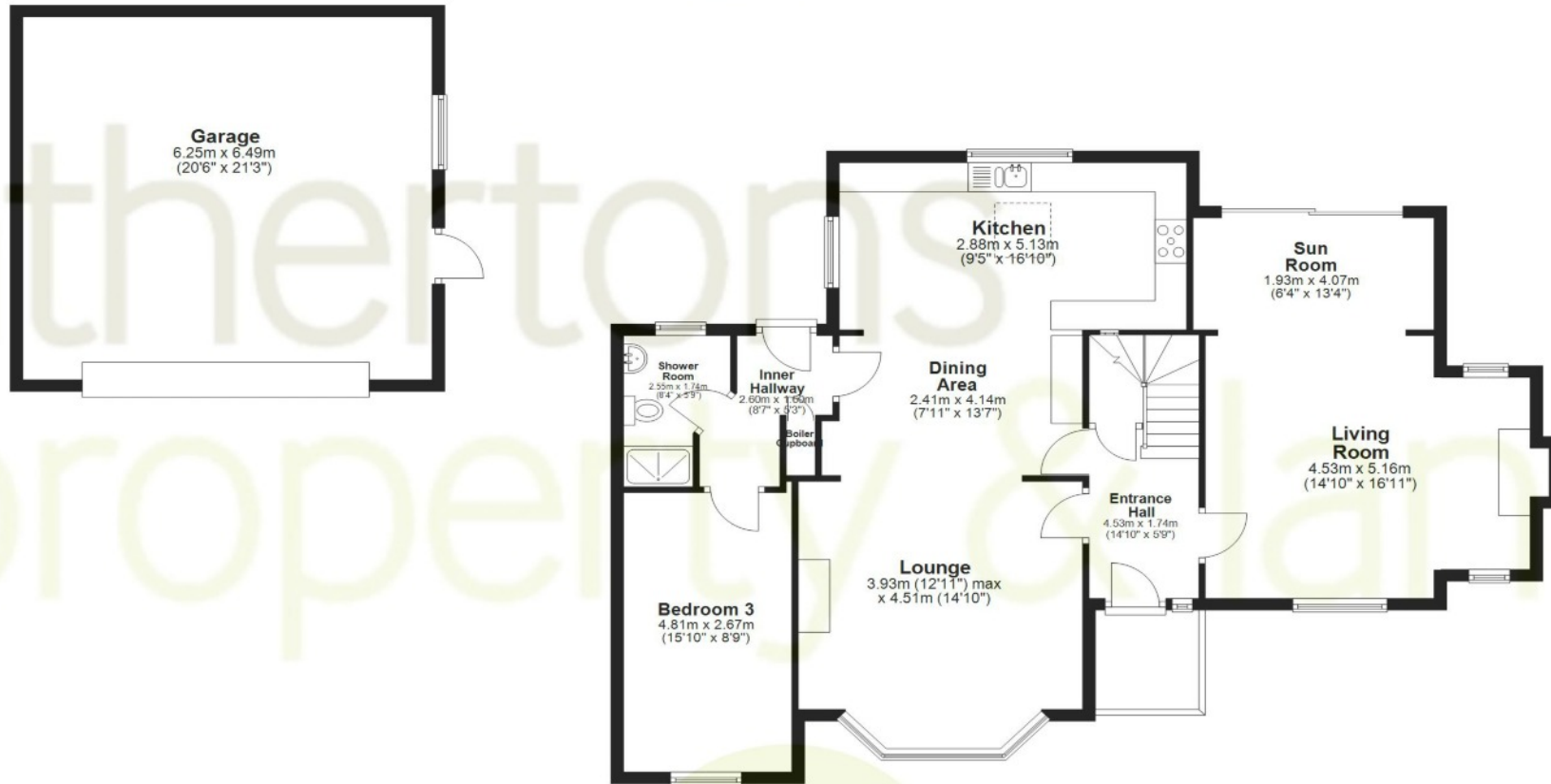
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Main area: approx. 104.4 sq. metres (1123.8 sq. feet)
Plus garages, approx. 40.6 sq. metres (436.8 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.3 sq. feet)



Main area: Approx. 174.6 sq. metres (1879.1 sq. feet)

Plus garages, approx. 40.6 sq. metres (436.8 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.

