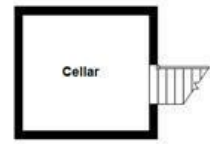
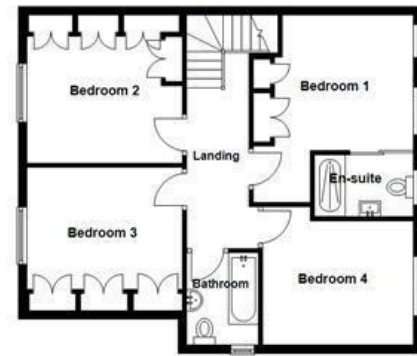


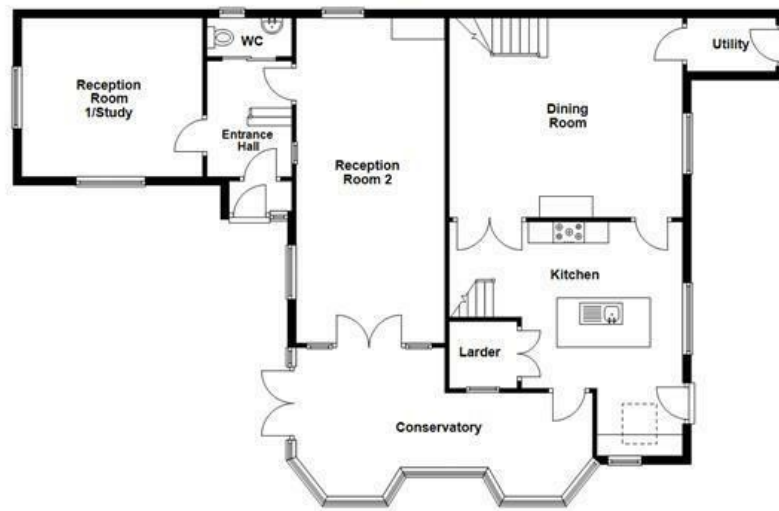
Lower Ground Floor



First Floor



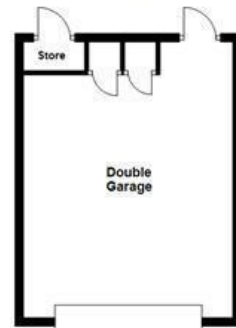
Ground Floor




Annex



External



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Woodplumpton Road, Burnley, BB11 3RS

£499,950

AN EXQUISITE PERIOD PROPERTY WITH NO CHAIN DELAY

Set back off Woodplumpton Road in Burnley, Higher Small Hazels is a remarkable detached house that dates back to 1660, originally part of the esteemed Towneley family estate. This exceptional property is steeped in history and character, showcasing stunning original features that blend seamlessly with modern updates.

The home boasts an impressive layout, featuring four spacious living areas that provide ample space for relaxation and entertainment. With six well-appointed bedrooms, including four in the main house and two in a newly constructed annex, this residence offers versatility for families of all sizes. The annex, completed within the last eighteen months, is particularly suited for elderly relatives or guests, ensuring comfort and privacy.

At the heart of the home lies a magnificent open-plan kitchen diner, adorned with bespoke Silestone quartz surfaces, perfect for culinary enthusiasts and family gatherings. The property is presented to the highest standard, allowing you to move in with ease and start enjoying your new home immediately.

Outside, the property is equally impressive, featuring a gated plot with ample off-road parking and a detached garage. The stunning wrap-around gardens provide a picturesque setting,

Woodplumpton Road, Burnley, BB11 3RS

£499,950



- Outstanding Detached Property with Self Contained Annex
- Bursting with Character and Charm
- Ample Off Road Parking and Detached Garage
- EPC Rating F
- Six Bedrooms
- No Chain Delay
- Tenure Freehold

Ground Floor

Entrance Porch

4'10 x 2'4 (1.47m x 0.71m)

UPVC double glazed front door, UPVC double glazed window, tiled flooring and UPVC double glazed frosted door to hall.

Hall

8'11 x 6'7 (2.72m x 2.01m)

Central heating radiator, fitted storage, doors leading to reception room one/study, WC and reception room two.

Reception Room One/Study

13'11 x 12'7 (4.24m x 3.84m)

Two UPVC double glazed window, central heating radiator and wood effect laminate flooring.

WC

6'7 x 3'0 (2.01m x 0.91m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, wood panel elevation and Amtico flooring.

Reception Room Two

23'4 x 14'3 (7.11m x 4.34m)

UPVC double glazed frosted window, hardwood single glazed window, UPVC double glazed window with secondary glazing, two central heating radiators, spotlights, cast iron multifuel burner with stone hearth and oak mantel, television point, wood effect Amtico flooring, single glazed door to dining room and UPVC double glazed French doors to conservatory.

Conservatory

25'1 x 11'6 (7.65m x 3.51m)

UPVC double glazed windows, four feature wall lights, polycarbonate roof, television point, tiled flooring and UPVC double glazed French doors to rear.

Dining Room

18'4 x 15'5 (5.59m x 4.70m)

UPVC double glazed window with triple glazing and solid oak window sills, Velux window, two central heating radiators, stone fireplace, exposed beams, spotlights, under stairs storage, wood effect Karndean flooring, two single glazed doors to kitchen, single glazed door to utility and stairs to first floor.

Kitchen

18'1 x 18'0 (5.51m x 5.49m)

Two UPVC double glazed windows with triple glazing, reclaimed cast iron central heating radiator, exposed beams, range of solid wood panelled wall and base units with Silestone quartz work surfaces, Silestone quartz inset sink with boiling water mixer tap, three door range cooker with five ring induction hob and extractor hood, integrated dishwasher, spotlights, stone flag flooring, UPVC double glazed frosted door to rear, UPVC double glazed frosted door to conservatory, double doors to larder and door to stairs to lower ground.

Larder

5'3 x 5'2 (1.60m x 1.57m)

UPVC double glazed window, integrated shelving and tiled flooring.

Utility

7'8 x 5'6 (2.34m x 1.68m)

Central heating radiator, range of panelled base units with solid wood work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, wood effect Amtico flooring and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

9'9 x 8'11 (2.97m x 2.72m)

Power, lighting and tanked.

First Floor

Landing

19'11 x 4'11 (6.07m x 1.50m)

Central heating radiator, wood effect Karndean flooring, hardwood doors leading to four bedrooms and family bathroom.

Bedroom One

15'4 x 14'11 (4.67m x 4.55m)

Two UPVC double glazed windows with triple glazing, central heating radiator, exposed oak beam, fitted wardrobes, two feature wall lights, wood effect lino flooring and sliding door to en suite.

En Suite

7'8 x 4'9 (2.34m x 1.45m)

UPVC double glazed window, central heating radiator, low

- Three Bathrooms
- Stunning Wraparound Gardens
- Council Tax Band F

basin WC, vanity top wash basin with traditional taps, electric feed shower enclosed, tiled elevations, spotlights and lino flooring.

Bedroom Two

12'10 x 11'4 (3.91m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

12'10 x 11'1 (3.91m x 3.38m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

13'3 x 10'3 (4.04m x 3.12m)

UPVC double glazed window with triple glazing, exposed beam and fitted wardrobes.

Bathroom

7'1 x 5'4 (2.16m x 1.63m)

UPVC double glazed window, central heating radiator, low basin WC, panel bath with mixer tap and rinse head, wall mounted wash basin with traditional taps, tiled elevations, spotlights, integrated linen cupboard and lino flooring.

External

Wraparound garden with laid to lawn, paving, bedding, mature shrubbery, two wood stores, pond, barn, 2000L water tank/oil heater and boiler, gated driveway, access to double garage and annex.

Double Garage

21'3 x 16'2 (6.48m x 4.93m)

Power, lighting, storage and up and over garage door.

Annex

Kitchen

13'3 x 9'3 (4.04m x 2.82m)

Composite double glazed frosted front door, UPVC double glazed window, heated air circulation ventilator, range of panelled wall and base units with solid wood work surfaces, marble effect splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, wood effect laminate flooring, open to hall and open to reception room.

