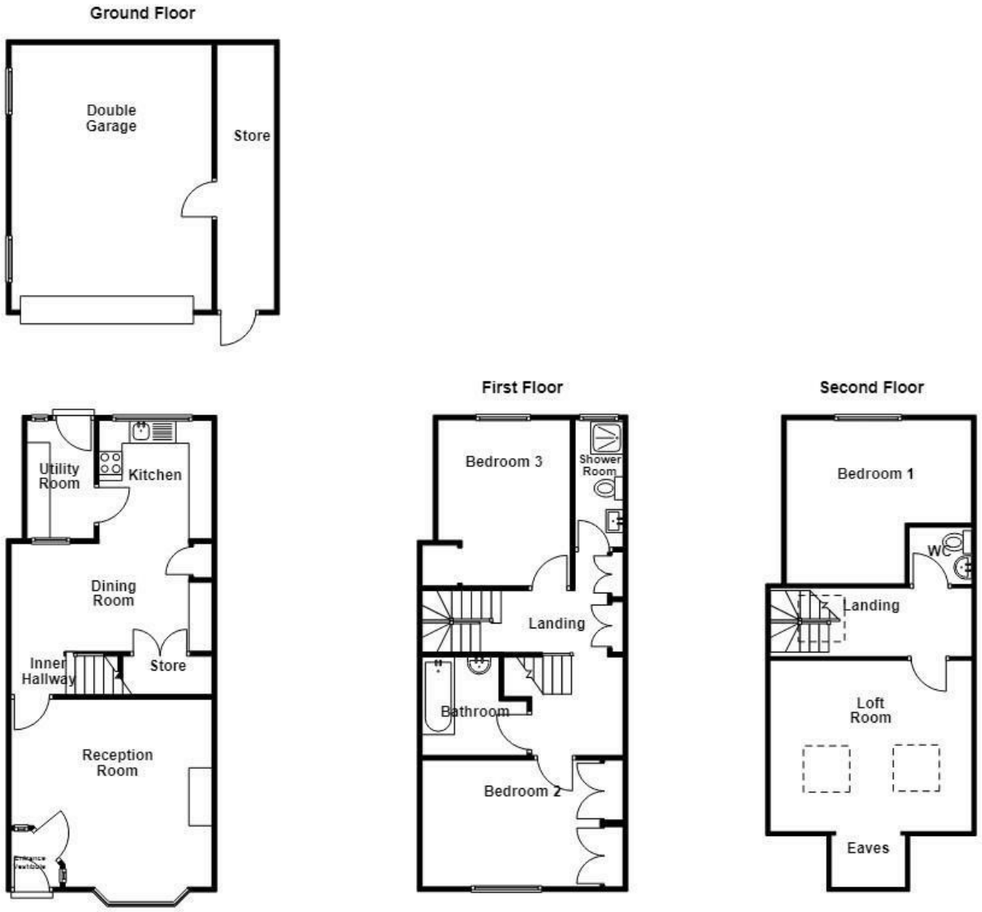
Keenans











Whins Lane, Simonstone, BB12 7QU

£325,000

AN EXCEPTIONAL FAMILY HOME WITH BREATH-TAKING COUNTRYSIDE VIEWS

Occupying an enviable elevated position within the picturesque village of Simonstone, South View is an impressive terraced home boasting a substantial and beautifully presented floorplan, exceptional garden space and truly panoramic views across the surrounding countryside.

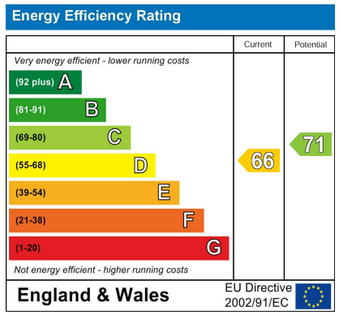
Perfectly suited to modern family living, the property offers an abundance of versatile accommodation with three generous double bedrooms, a loft room, currently being utilised as a fourth bedroom, two bathrooms and two welcoming living areas, providing plenty of space for both relaxation and entertaining. At the heart of the home is a superb open-plan kitchen, complemented by a separate utility space and an array of stunning features that add character and charm throughout.

Externally, the property is equally impressive. The enviable gardens provide wonderful spaces to enjoy the peaceful setting and far-reaching countryside views, while a double garage and abundance of storage offer excellent practicality for a growing family.

Set against a breath-taking rural backdrop, the elevated plot makes the most of its beautiful surroundings, creating a wonderful sense of space, privacy and tranquillity. Despite its idyllic setting, the property occupies a highly desirable location, making it an exceptional choice for those seeking countryside living without compromising on the convenience of a well-connected village location.

Beautifully presented and ready to move straight into, South View is a truly special family home where generous proportions, practical living spaces and an outstanding setting combine to create a property that must be viewed to be fully appreciated.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Wellgate, Clitheroe, BB7 2RD
Tel: 01200422824 | Email: sales@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Whins Lane, Simonstone, BB12 7QU

£325,000

3 2 2 D

- Tenure Freehold
- Off Road Parking With Access To A Garage
- Enviable Garden Space
- Easy Access To Major Network Links
- Council Tax Band D
- Ideal Family Home With Viewing Essential
- Three Generously Sized Bedrooms And Loft Room
- EPC Rating D
- Breath Taking Panoramic Countryside Views
- Two Spacious Reception Rooms

Ground Floor

Entrance
UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule
4 x 3'8 (1.22m x 1.12m)

Coving, inset shelving, wood effect laminate flooring, hardwood single glazed frosted door to the reception room.

Reception Room
14'3 x 13'4 (4.34m x 4.06m)

UPVC double glazed inset bay window, central heating radiator, coving, ceiling rose, four feature wall lights, cast iron multi fuel burner with stone hearth and exposed brick surround, television point, wood effect laminate flooring, hardwood single glazed door to the inner hallway.

Inner Hallway
4 x 2'8 (1.22m x 0.81m)

Wood effect laminate flooring, open to the dining room.

Dining Room
12'7 x 7'6 (3.84m x 2.29m)

Hardwood single glazed window, central heating radiator, coving, integrated alcove storage, under staircase storage cupboard, wood effect laminate flooring, open to the kitchen.

Kitchen
8'5 x 8 (2.57m x 2.44m)

UPVC double glazed window, a range of wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring electric hob, integrated fridge, wood cladding to the ceiling, wood effect laminate flooring, hardwood single glazed door to the utility room.

Utility Room
8'5 x 4'9 (2.57m x 1.45m)

UPVC double glazed frosted window, wood effect wall units, plumbing for washing machine, space for a freezer, Worcester boiler, tiled flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing
15'2 x 13 (4.62m x 3.96m)

Smoke alarm, storage cupboards, under staircase storage, doors to two bedrooms, bathroom and shower room.

Bedroom Two
14'3 x 9 (4.34m x 2.74m)

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

Bedroom Three
11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed window, central heating radiator, open storage space.

Bathroom
7'4 x 7 (2.24m x 2.13m)

Chrome heated towel rail, a two piece suite comprising of a pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed overhead shower, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

Shower Room
9'1 x 3'5 (2.77m x 1.04m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, direct feed overhead rainfall walk in shower with rinse head, sensor pelmet lighting, spotlights, tiled elevations, tiled flooring.

Second Floor

Landing
14'3 x 5'4 (4.34m x 1.63m)

Velux window, central heating radiator, smoke alarm, doors to bedroom one, WC and loft room.

Bedroom One
13'6 x 11'9 (4.11m x 3.58m)

UPVC double glazed window, Velux window, central heating radiator.

WC
4'3 x 4'2 (1.30m x 1.27m)

A two piece suite comprising of a pedestal wash basin with traditional taps, low basin WC, extractor fan, wood effect laminate flooring.

Loft Room
14'3 x 12'1 (4.34m x 3.68m)

Two Velux windows, eaves storage.

External

Rear
Double garage and storage room with steps up to a tiered laid to lawn garden with paved areas.

Garage
18'10 x 14 (5.74m x 4.27m)

UPVC double glazed window, hardwood double glazed window, power, lighting, store room.

Front
Tiered garden with paving, bedding, mature shrubs.



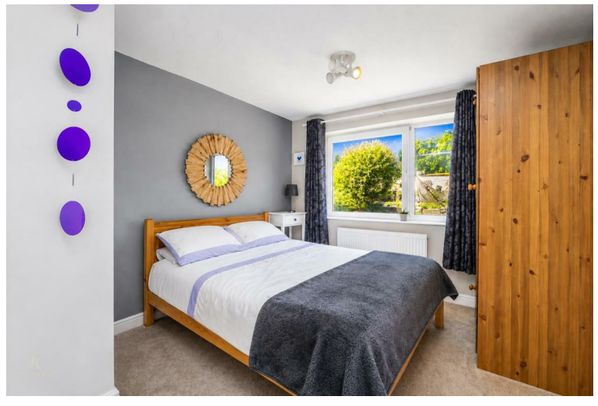














Tel: 01200422824

www.keenans-estateagents.co.uk