







Hilton &  
Horsfall



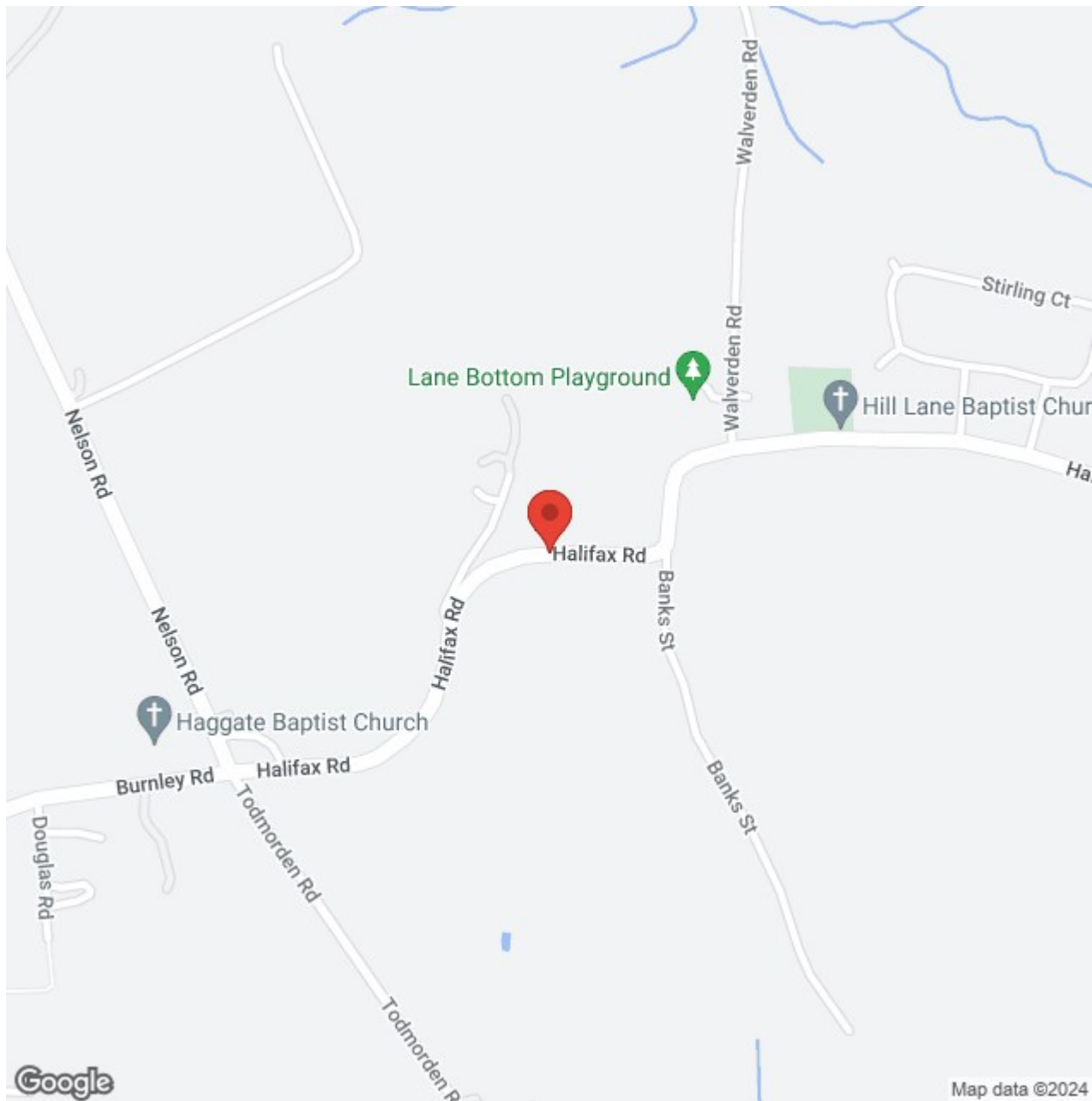
## Hill End Farm, Halifax Road, Briercliffe Offers In The Region Of £874,950

- Approx 2.74 acre plot
- Large Detached Family Home
- Six Bedrooms
- Idyllic Location

A fantastic opportunity to acquire this beautifully presented SIX bedroomed family dwelling which is situated on roughly four acres in a semi-rural part of town. Having breath taking open views surrounding. This stunning home affords many noteworthy features and is a great mix of traditional and modern. A true credit to the current owners. Briefly comprising of: an entrance hallway, reception hallway with timber staircase leading to the first floor / landing, ground floor w.c, fitted utility room, integral tandem garage with upstairs gym room, home bar, living room, sitting room, open plan dining area and a contemporary fitted breakfast kitchen with Neff appliances. To the first floor you will find a large landing, six double bedrooms (master with ensuite shower room & walk-in wardrobe) and a further two house bathrooms. The property is approached along a metalled driveway with access via a five bar gate to a large gravelled driveway at the side which provides ample turning / parking space. Externally you will find ample parking spaces, patio seating area, a large mature lawn, access to the cabin, breath taking views over the surrounding countryside and access to the paddock and woodland area. Council Tax Band 'F'. Freehold. One not to be missed.













BB10 3QL

## Lancashire

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### GROUND FLOOR

Having a large uPVC double glazed front door leading into:

### ENTRANCE HALLWAY

A welcoming entrance hallway having stone flag flooring, 1x radiator, feature stone flooring and 2x large uPVC double glazed windows to the front elevation offering far reaching views. With access through to:

### UTILITY ROOM 11'6" x 17'10" (3.51m x 5.44m )

A spacious utility room offering fitted wall and base units in cream, wood work surfaces over, wood effect flooring, inset sink with a mixer tap, access to the boiler, a uPVC double glazed window to the front elevation, stone feature walls, space for an American style fridge / freezer, 1x radiator and access through to the integral garage and also access through to the home bar.

### BAR 11'11" x 18'0" (3.65m x 5.51m)

A superb addition to the property, perfect for hosting. Having stone flag flooring, a large double glazed window to the rear elevation, 1x radiator, stone feature wall and double doors leading into the breakfast kitchen.

### RECEPTION HALLWAY

A large reception hallway offering a timber balustrade staircase leading to the first floor / landing, 2x uPVC double glazed windows with sills to the front elevation, under stairs storage cupboard and stone flag flooring. Having access through to:

### GROUND FLOOR W.C

A generous sized ground floor w.c having a low level w.c, wall mounted sink, wood effect flooring, partially tiled walls and spot lights.

### LIVING ROOM 15'10" x 21'3" (4.84m x 6.48m)

A family sized room having a large uPVC double glazed window to the rear elevation overlooking the garden, 2x uPVC double glazed patio doors to the rear offering open aspect views, beams, 1x radiator, feature stone wall, television point and a wood burner set within a large feature stone fireplace.

### SITTING ROOM 16'0" x 11'7" (4.88m x 3.54m)

A cosy room having a television point, 1x radiator, stone feature wall, a uPVC double glazed window with sill to the front elevation and a uPVC double glazed window with sill to the side elevation offering open aspect views.

### BREAKFAST KITCHEN 13'6" x 15'2" (4.13m x 4.63m)

A simply stunning breakfast kitchen offering a range of soft close fitted wall and base units in grey, white granite work surfaces over, a large centre island / breakfast bar having fitted soft close base units in blue, white granite work surfaces over, 2x integrated Neff ovens, Neff integrated microwave, 60 / 40 integrated fridge / freezer, under counter base lights, integrated wine cooler, 2x large uPVC double glazed windows overlooking the rear garden, 1x stable style door to the rear elevation, integrated dishwasher, under mount sink with a mixer tap, Neff 5-ring induction hob, Neff air extraction hood, television point and 1x radiator.

### OPEN PLAN DINING ROOM 9'9" 27'5" (2.98m 8.36m)

Open plan to the breakfast kitchen, perfect for hosting. Having ample space for a dining table / chairs, Karndean flooring and 1x radiator.

### FIRST FLOOR / LANDING

Large open landing area with seating area, 1x radiator, access to loft hatch and a uPVC double glazed window to the front elevation.

### HOUSE BATHROOM ONE

A 3-piece house bathroom comprising of: a wall mounted Roca sink with mixer tap, push button w.c, panelled bath with overhead shower, wood effect flooring, tiled walls, extractor fan, recessed spot lights, 1x radiator and a uPVC double glazed frosted window to the front elevation.

### BEDROOM ONE 12'0" x 23'1" (3.67m x 7.04m)

A large master room having coving, spot lights, television point, telephone point, 1x radiator, a double glazed window to the rear elevation offering open aspect views, original semi-circular window to original stone barn arch and access through to:

### WALK-IN-WARDROBE 10'9" x 7'1" (3.29m x 2.17m)

Having ample space for wardrobes, coving, access to the loft hatch and leading through to:

### ENSUITE SHOWER ROOM

A contemporary ensuite shower room comprising of: a walk-in shower cubicle, push button w.c, pedestal sink with chrome waterfall mixer tap, feature stone wall, wood effect flooring, partially tiled walls, 1x chrome towel radiator, coving and a uPVC double glazed window to the front elevation.

### BEDROOM TWO 16'1" x 12'4" (4.92m x 3.77)

Another room of double proportions having fitted wardrobes, fitted dresser, fitted drawers, 1x radiator, feature stone wall, a uPVC double glazed window to the side & front elevation both offering open aspect views.

### BEDROOM THREE 16'0" x 11'3" (4.89m x 3.44m)

Yet again another room of double proportions having ample space for wardrobes / drawers, television point, 1x radiator, spot lights, a large uPVC double glazed window to the rear elevation overlooking the rear garden and a uPVC double glazed window to the side elevation offering open aspect views.

### BEDROOM FOUR 16'2" x 9'10" (4.93m x 3.01m)

A fourth room of double proportions, currently utilised as a dressing room. Having fitted wardrobes, access to the loft hatch, spot lights, space for a dressing table, 1x radiator and a uPVC double glazed window to the rear elevation offering open views.

### BEDROOM FIVE 13'2" x 14'3" (4.03m x 4.36)

Another room of double proportions having space for a wardrobe / drawers, 1x radiator and a uPVC double glazed window to the rear elevation offering open aspect views.

### BEDROOM SIX / HOME OFFICE 10'4" x 14'11" (3.15m x 4.57m)

A double room currently utilised as a home office. Having 1x radiator, recessed spot lights, original semi-circular window to original stone barn arch and a uPVC double glazed window to the rear elevation.

### HOUSE BATHROOM TWO

A modern 4-piece house bathroom comprising of: a walk-in shower with rainfall shower head, low level w.c, panelled bath with a mixer tap, Heritage pedestal sink, 1x radiator, 1x towel radiator, coving, extractor fan, spot lights, feature stone wall, wood effect flooring, partially panelled walls, a frosted uPVC double glazed window to the front elevation and inbuilt dining cupboard.

### INTEGRAL TANDEM GARAGE 12'5" x 38'8" (3.79m x 11.81m)

A large tandem integral garage having ample space for car storage, power, lighting, electric 'up and over' garage door to the front, 2x frosted double glazed windows to the side elevation, a large wood door leading to the rear elevation and a staircase allowing access to the first floor garage room.

### FIRST FLOOR GARAGE ROOM / GYM 12'0" x 37'8" (3.67m x 11.50)

Currently utilised as a home gym however this spacious room has a multitude of uses. Having a double glazed window to the rear elevation, beams and 2x electric heaters.

### EXTERNALLY

The property is approached along a metalled driveway with access via a five bar gate to a large gravelled driveway at the side which provides ample turning / parking space. Set on roughly 4 acres and having a patio seating area, a large mature lawn, access to the cabin, breathtaking views over the surrounding countryside and access to the paddock and woodland area.

### EXTERNAL KITCHEN 11'0" x 9'2" (3.36m x 2.80m)

Set within a log effect cabin and being split into two rooms. Having a fitted kitchen area.

### EXTERNAL HOT TUB ROOM 13'4" x 9'1" (4.08m x 2.79m)

Set within a log effect cabin and being split into two rooms. Utilised as a hot tub room, perfect for hosting.

### ADDITIONAL INFORMATION

Mains electricity, mains water, mains gas, mains sewers.  
Freehold.  
Council Tax Band F.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/hill-end-farm>

### VIDEO

Link: <https://youtu.be/rRRRas69mMI>

### PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and compiled with.



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## OUTSIDE

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>

4597.96 ft<sup>2</sup>

427.16 m<sup>2</sup>

Reduced headroom

9.15 ft<sup>2</sup>

0.85 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.









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