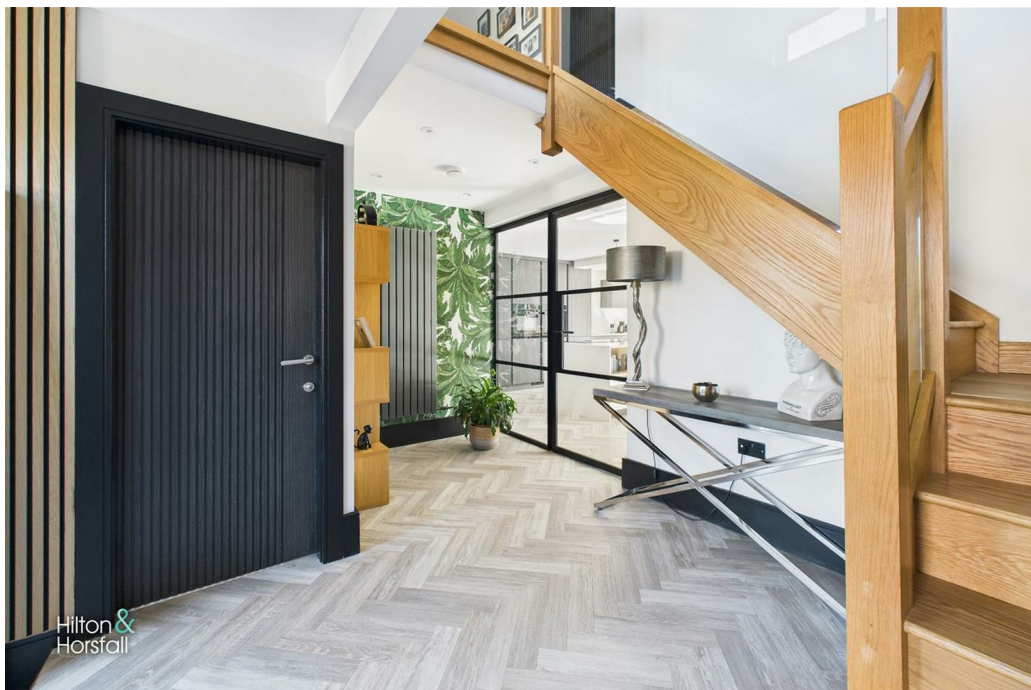


Willaston Avenue, Blacko

OFFERS IN THE REGION OF £749,950





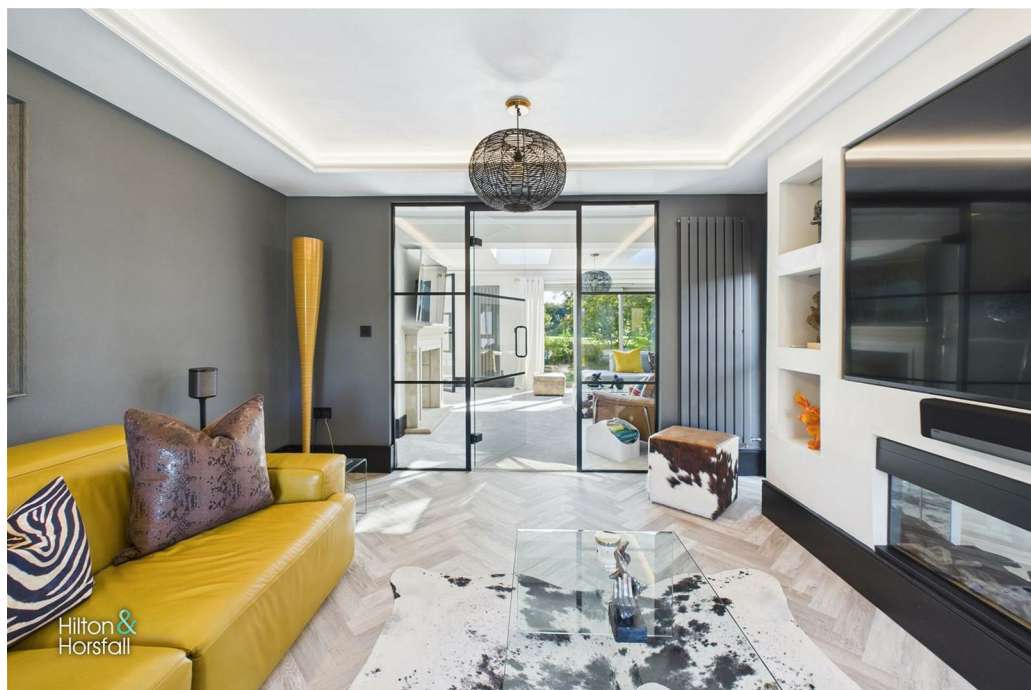


Willaston Avenue, Blacko

OFFERS IN THE REGION OF £749,950

- Exceptional detached residence in sought-after Blacko
- Fully renovated, remodelled and extended to the highest standard
- Spectacular open-plan dining kitchen with Siemens appliances
- Three beautifully designed bedrooms, including a luxury principal suite with balcony and en-suite
- Contemporary family shower room and additional bathroom
- Landscaped gardens with entertaining terraces and outdoor seating areas
- Integral garage with power, lighting and internal access
- EV car charging point and private driveway parking

An exceptional detached residence in the heart of Blacko, one of Lancashire's most sought-after villages. This outstanding home has been fully renovated, remodelled and extended to create a striking property that blends bold contemporary architecture with luxurious practicality. Expansive glazing, clean lines and seamless open-plan living define the interiors, with premium finishes throughout including a feature oak staircase, herringbone flooring, bespoke cabinetry and Villeroy & Boch sanitaryware. The accommodation is both stylish and versatile, featuring a spectacular Siemens-fitted dining kitchen with sliding doors to the gardens, multiple reception rooms including a cinema room, and three beautifully appointed bedrooms. The principal suite boasts a private balcony and luxury en-suite, while the landscaped gardens provide the perfect setting for entertaining, with patios, covered seating and a feature hot tub area. An integral garage, driveway parking and EV charging point complete this truly outstanding home.







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GROUND FLOOR

ENTRANCE HALLWAY

A striking welcome to the home, this impressive hallway showcases the property's modern design and attention to detail. Featuring a bespoke oak staircase with glass balustrade, contemporary glazed doors, and a stylish herringbone floor, the space sets the tone for the interiors beyond. The hallway is spacious and light-filled, with sleek décor and feature wall panelling that combines elegance with functionality.

GROUND FLOOR WC 1.58m x 2.39m (5'2" x 7'10")

A stylishly designed cloakroom fitted with a modern two-piece suite comprising a wall-hung wash basin with vanity storage and a low-level WC. The room is finished with part tiled elevations, a chrome heated towel rail, and a feature patterned wallpaper that adds a bold, contemporary flair.

LIVING ROOM 5.77m x 4.71m (18'11" x 15'5")

A stunning reception room designed to maximise natural light, featuring two large skylights and full-height glazed doors that open directly onto the landscaped gardens. The room is centred around a contemporary stone fireplace and offers an elegant yet comfortable living space. Stylish décor, recessed shelving, and modern radiators enhance the room's clean, sophisticated finish.

SITTING / CINEMA ROOM 3.60m x 4.83m (11'9" x 15'10")

An impressive and versatile reception room, currently styled as a cinema room, perfect for family nights in or entertaining guests. Featuring a large built-in media wall with recessed shelving, integrated fireplace, and space for a widescreen TV, this room combines modern design with comfort. Floor-to-ceiling windows bring in natural light, while the feature lighting and herringbone flooring complete the contemporary finish.

DINING KITCHEN 7.18m x 6.51m (23'6" x 21'4")

The heart of the home, a truly spectacular open-plan dining kitchen designed for modern family living and entertaining. Fitted with an extensive range of sleek wall, drawer and base units in a contrasting finish, complete with high-spec integrated Siemens appliances and a large central island incorporating a breakfast bar and induction hob. The dining area features full-height sliding glazed doors opening directly onto the landscaped gardens, creating a seamless connection between indoors and outdoors. Statement décor, herringbone flooring, and stylish lighting add to the luxurious feel of this stunning space.

LAUNDRY ROOM 1.88m x 3.03m (6'2" x 9'11")

A well-planned utility space fitted with a range of storage cupboards, complementary work surfaces and a stainless steel sink unit. With plumbing and space for appliances, the laundry room provides practicality while maintaining the sleek, modern design seen throughout the home. A window overlooks the rear garden, allowing natural light to flow through.

FIRST FLOOR / LANDING

STUDY AREA 4.04m x 2.40m (13'3" x 7'10")

Accessed from the first-floor landing, this versatile study area is bright and contemporary, with a striking feature window overlooking the front garden and beyond. Stylish décor and modern fittings make it a perfect space for home working, reading, or quiet relaxation.

BEDROOM ONE 3.62m x 6.50m (11'10" x 21'3")

A beautifully presented and generously proportioned double room with fitted wardrobes, a television point, and ceiling spotlights. Large windows and sliding doors provide an abundance of natural light and give access to a balcony overlooking the rear garden. This bedroom also benefits from its own modern en-suite bathroom.

BALCONY 2.69m x 2.46m (8'9" x 8'0")

Accessed from the principal bedroom, this private balcony offers a tranquil outdoor retreat with glass balustrade detailing. It provides delightful elevated views over the beautifully landscaped rear garden and beyond, making it the perfect spot to relax and enjoy the surroundings.

GROUND FLOOR

ENTRANCE HALLWAY

A striking welcome to the home, this impressive hallway showcases the property's modern design and attention to detail. Featuring a bespoke oak staircase with glass balustrade, contemporary glazed doors, and a stylish herringbone floor, the space sets the tone for the interiors beyond. The hallway is spacious and light-filled, with sleek décor and feature wall panelling that combines elegance with functionality.

GROUND FLOOR WC 1.58m x 2.39m (5'2" x 7'10")

A stylishly designed cloakroom fitted with a modern two-piece suite comprising a wall-hung wash basin with vanity storage and a low-level WC. The room is finished with part tiled elevations, a chrome heated towel rail, and a feature patterned wallpaper that adds a bold, contemporary flair.

LIVING ROOM 5.77m x 4.71m (18'11" x 15'5")

A stunning reception room designed to maximise natural light, featuring two large skylights and full-height glazed doors that open directly onto the landscaped gardens. The room is centred around a contemporary stone fireplace and offers an elegant yet comfortable living space. Stylish décor, recessed shelving, and modern radiators enhance the room's clean, sophisticated finish.

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DINING KITCHEN 7.18m x 6.51m (23'6" x 21'4")

The heart of the home, a truly spectacular open-plan dining kitchen designed for modern family living and entertaining. Fitted with an extensive range of sleek wall, drawer and base units in a contrasting finish, complete with high-spec integrated Siemens appliances and a large central island incorporating a breakfast bar and induction hob. The dining area features full-height sliding glazed doors opening directly onto the landscaped gardens, creating a seamless connection between indoors and outdoors. Statement décor, herringbone flooring, and stylish lighting add to the luxurious feel of this stunning space.

LAUNDRY ROOM 1.88m x 3.03m (6'2" x 9'11")

A well-planned utility space fitted with a range of storage cupboards, complementary work surfaces and a stainless steel sink unit. With plumbing and space for appliances, the laundry room provides practicality while maintaining the sleek, modern design seen throughout the home. A window overlooks the rear garden, allowing natural light to flow through.

FIRST FLOOR / LANDING

STUDY AREA 4.04m x 2.40m (13'3" x 7'10")

Accessed from the first-floor landing, this versatile study area is bright and contemporary, with a striking feature window overlooking the front garden and beyond. Stylish décor and modern fittings make it a perfect space for home working, reading, or quiet relaxation.

BEDROOM ONE 3.62m x 6.50m (11'10" x 21'3")

A beautifully presented and generously proportioned double room with fitted wardrobes, a television point, and ceiling spotlights. Large windows and sliding doors provide an abundance of natural light and give access to a balcony overlooking the rear garden. This bedroom also benefits from its own modern en-suite bathroom.

BALCONY 2.69m x 2.46m (8'9" x 8'0")

Accessed from the principal bedroom, this private balcony offers a tranquil outdoor retreat with glass balustrade detailing. It provides delightful elevated views over the beautifully landscaped rear garden and beyond, making it the perfect spot to relax and enjoy the surroundings.







ENSUITE BATHROOM 1.87m x 2.86m (6'1" x 9'4")

A luxurious en-suite fitted with a Villeroy & Boch bath, a walk-in shower with glass screen, a wall-hung double vanity unit with illuminated mirror above, and a wall-hung WC. The room is finished with striking full-height tiles, recessed shelving, and chrome heated towel rail, creating a sleek and elegant private bathroom space.

BEDROOM TWO 4.53m x 3.50m (14'10" x 11'5")

Positioned to the front of the property, this generous double bedroom features a large window allowing natural light to fill the space and enjoys a pleasant outlook. The room is fitted with a full wall of built-in wardrobes, providing ample storage, and is finished with neutral décor and plush carpeting for a warm and relaxing feel.

BEDROOM THREE 2.79m x 3.00m (9'1" x 9'10")

Positioned to the rear of the property, this bedroom enjoys views over the garden through a wide window that allows in plenty of natural light. The room is well-proportioned and versatile, ideal for use as a child's bedroom, guest room, or home office if desired.

FAMILY SHOWER ROOM 3.55m x 1.69m (11'7" x 5'6")

A beautifully designed shower room featuring a contemporary walk-in shower with rainfall head, a sleek vanity unit with double sinks, wall-hung WC, and contrasting black fixtures that complement the modern décor. The room is finished with large-format tiles and inset shelving, creating a stylish and practical family bathroom space.

GARAGE 4.60m x 5.49m (15'1" x 18'0")

A spacious integral garage fitted with an up-and-over door, power, and lighting. This versatile space provides excellent secure parking or additional storage options, with direct internal access into the property for added convenience.

LOCATION

Set within the picturesque village of Blacko, Willaston Avenue enjoys a peaceful residential setting while remaining within easy reach of nearby amenities. Blacko is surrounded by rolling countryside and is famed for its scenic landscapes, with excellent walks and outdoor pursuits close at hand. The village is well located for access to neighbouring Barrowford, Clitheroe and the wider Ribbles Valley, while also benefitting from convenient transport links to Burnley, Skipton and the M65 motorway network.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/willaston-avenue-blacko>

PROPERTY DETAIL

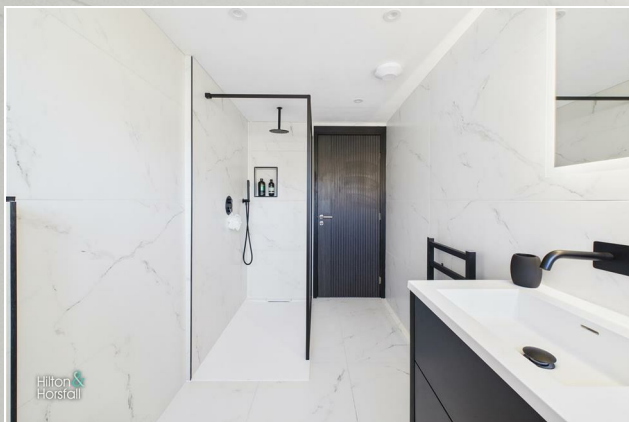
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2405 ft²

223.3 m²

Balconies and terraces

70 ft²

6.5 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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