



Hilton &
Horsfall

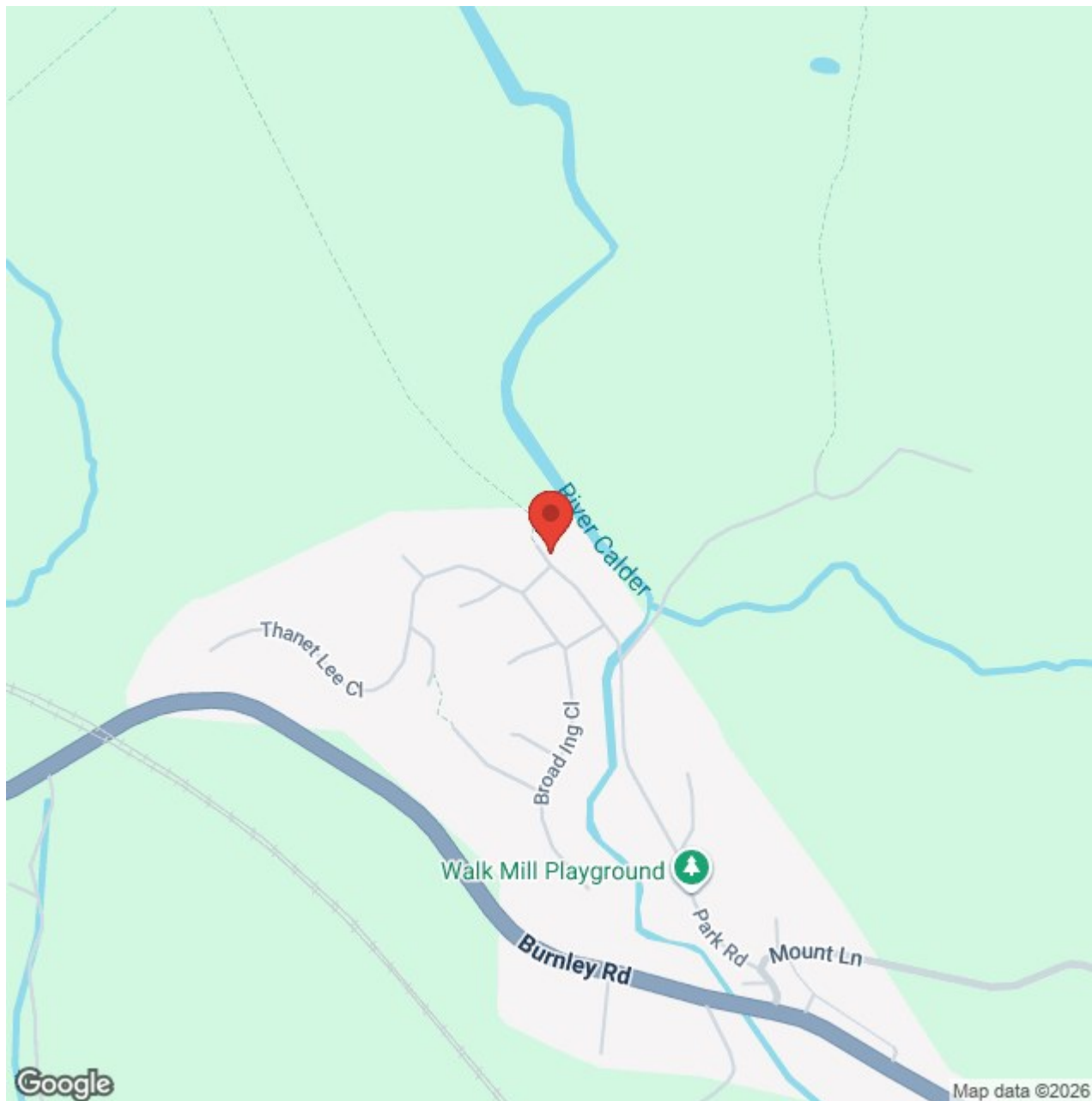
East Lodge House, Park Road, Cliviger

Offers In The Region Of £525,000

- Spacious detached family home in a desirable semi-rural setting
- Four well-proportioned bedrooms, including a large principal suite
- Multiple reception rooms including living room, dining room and study
- Generous dining kitchen with separate utility room
- Stunning garden room with panoramic countryside views
- Beautiful gardens with open aspect and ample off-road parking

A truly spacious and well-appointed detached family home set within a desirable semi-rural position, enjoying stunning open countryside views to the rear. This charming property offers a superb balance of living and bedroom accommodation, comprising a welcoming entrance hallway, a generous living room, formal dining room, study and a substantial dining kitchen with a separate utility room. A standout feature of the home is the beautiful garden room, providing a light-filled space to relax and enjoy the surrounding outlook all year round. To the first floor, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted furniture and access to an ensuite bathroom, alongside a house bathroom accessed from the landing. Externally, the property sits within generous grounds with well-maintained gardens, a patio seating area and ample off-road parking, making this an ideal home for families seeking space, privacy and a picturesque setting.







BB10 4SL

Burnley

A truly spacious and well-appointed detached family home set within a desirable semi-rural position, enjoying stunning open countryside views to the rear. This charming property offers a superb balance of living and bedroom accommodation, comprising a welcoming entrance hallway, a generous living room, formal dining room, study and a substantial dining kitchen with a separate utility room. A standout feature of the home is the beautiful garden room, providing a light-filled space to relax and enjoy the surrounding outlook all year round. To the first floor, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted furniture and access to an ensuite bathroom, alongside a house bathroom accessed from the landing. Externally, the property sits within generous grounds with well-maintained gardens, a patio seating area and ample off-road parking, making this an ideal home for families seeking space, privacy and a picturesque setting.

GROUND FLOOR

ENTRANCE HALLWAY 7'6" x 4'5" (2.31m x 1.35m)

A welcoming and spacious entrance hallway accessed via a timber framed door with decorative glazed panels, allowing plenty of natural light to flow into the space. The hallway offers a warm and inviting first impression, featuring a staircase leading to the first floor with a wooden balustrade, along with useful under stairs storage. There is ample space for coats and shoes, with doors leading through to the main living accommodation.

LIVING ROOM 15'9" x 15'8" (4.81m x 4.79m)

A spacious and comfortable living room positioned to the front of the property, featuring a large window which allows plenty of natural light to fill the room. The space offers ample room for a range of furniture configurations and is centred around a feature fireplace, creating a warm and inviting focal point. This is an ideal room for relaxing and everyday family living.

STUDY 10'4" x 9'1" (3.15m x 2.79m)

A versatile room currently utilised as a home office, featuring a window allowing natural light and pleasant outlooks. This space would suit a variety of uses including a study, snug or occasional bedroom, making it ideal for those working from home or requiring additional flexible accommodation.

DINING ROOM 13'8" x 18'2" (4.19m x 5.56m)

A generously sized dining room offering an excellent space for formal dining and entertaining, with ample room to accommodate a large dining table and additional furniture. The room benefits from dual aspect windows allowing plenty of natural light, creating a bright and airy feel throughout. Positioned centrally within the home, it provides easy access to both the kitchen and garden room, making it ideal for both everyday use and hosting.

DINING KITCHEN 13'9" x 17'9" (4.20m x 5.42m)

A spacious dining kitchen fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. The room offers ample space for a dining table, making it ideal for everyday family living. A large window to the rear allows plenty of natural light while enjoying open views over the garden and surrounding countryside. The kitchen also provides access through to the garden room and utility, creating a practical and well-connected layout.

UTILITY ROOM 7'6" x 11'9" (2.31m x 3.60m)

A useful and well-proportioned utility room fitted with additional base units,

work surfaces and a sink, providing space and plumbing for washing appliances. The room offers further storage and helps to keep the main kitchen free of clutter, making it a practical addition for everyday family living.

GARDEN ROOM 18'8" x 10'1" (5.69m x 3.08m)

A stunning garden room enjoying panoramic views over the rear garden and open countryside beyond. Surrounded by large windows, this beautiful space is flooded with natural light and offers a seamless connection to the outdoors. There is ample room for both dining and seating, making it perfect for relaxing or entertaining all year round. French doors provide direct access out to the patio and garden, further enhancing the indoor-outdoor lifestyle this room offers.

FIRST FLOOR / LANDING

A spacious first floor landing with a wooden balustrade overlooking the staircase below, creating a light and open feel. The landing provides access to all bedrooms and bathrooms, with a window allowing natural light and pleasant outlooks over the surrounding countryside.

BEDROOM ONE 13'9" x 14'7" (4.20m x 4.46m)

A generously sized double bedroom offering ample space for a full range of bedroom furniture, complemented by a large window enjoying open views over the surrounding countryside. The room also benefits from a range of fitted wardrobes, providing excellent storage, and has access to an en-suite shower room, adding to the overall comfort and convenience.

ENSUITE BATHROOM 7'7" x 9'4" (2.33m x 2.87m)

A spacious en-suite fitted with a three-piece suite comprising a corner bath with shower over, vanity wash hand basin and low level WC. The room is fully tiled and benefits from a window allowing natural light, creating a bright and comfortable space.

BEDROOM TWO / DRESSING ROOM 10'7" x 9'10" (3.24m x 3.00m)

A well-proportioned double bedroom with a window enjoying pleasant open views over the surrounding countryside. This room is accessed from the landing and also provides access through to the principal bedroom, offering flexibility of use and making it ideal as a dressing room, nursery or additional bedroom depending on individual requirements.

BEDROOM THREE 13'10" x 11'1" (4.23m x 3.40m)

A well-proportioned double bedroom with a window to the side, allowing natural light and enjoying pleasant outlooks. The room offers ample space for bedroom furniture, making it ideal for family use or guest accommodation.

BEDROOM FOUR 10'4" x 9'1" (3.16m x 2.79m)

A comfortable single bedroom with a window to the side, allowing in plenty of natural light. The room would be ideal as a child's bedroom, nursery or home office, offering flexibility to suit a variety of needs.

HOUSE BATHROOM 7'7" x 6'6" (2.32m x 1.99m)

A family bathroom fitted with a three-piece suite comprising a corner bath with shower over, pedestal wash hand basin and low level WC. The room is fully tiled and benefits from a window allowing natural light, creating a bright and functional space.

DETACHED GARAGE 18'6" x 20'8" (5.65m x 6.30m)

A substantial detached double garage providing excellent secure parking and additional storage space, with ample room for two vehicles. The garage benefits from electrically operated doors, along with power and lighting,

making it ideal for a variety of uses including a workshop, storage or hobby space. Positioned within the grounds, it is easily accessible from the driveway and complements the generous parking provision the property offers.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/park-road-cliviger>

LOCATION

Situated in a highly sought after semi-rural position, this superb home enjoys a peaceful setting surrounded by open countryside while still being conveniently located for everyday amenities. The property benefits from beautiful far-reaching views and a sense of privacy, making it ideal for those looking to enjoy a quieter lifestyle. Nearby villages and towns provide a range of local shops, cafés and essential services, whilst excellent transport links offer easy access to surrounding areas. The location also offers an abundance of scenic walks and outdoor pursuits right on the doorstep, perfect for families and those who appreciate the countryside.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

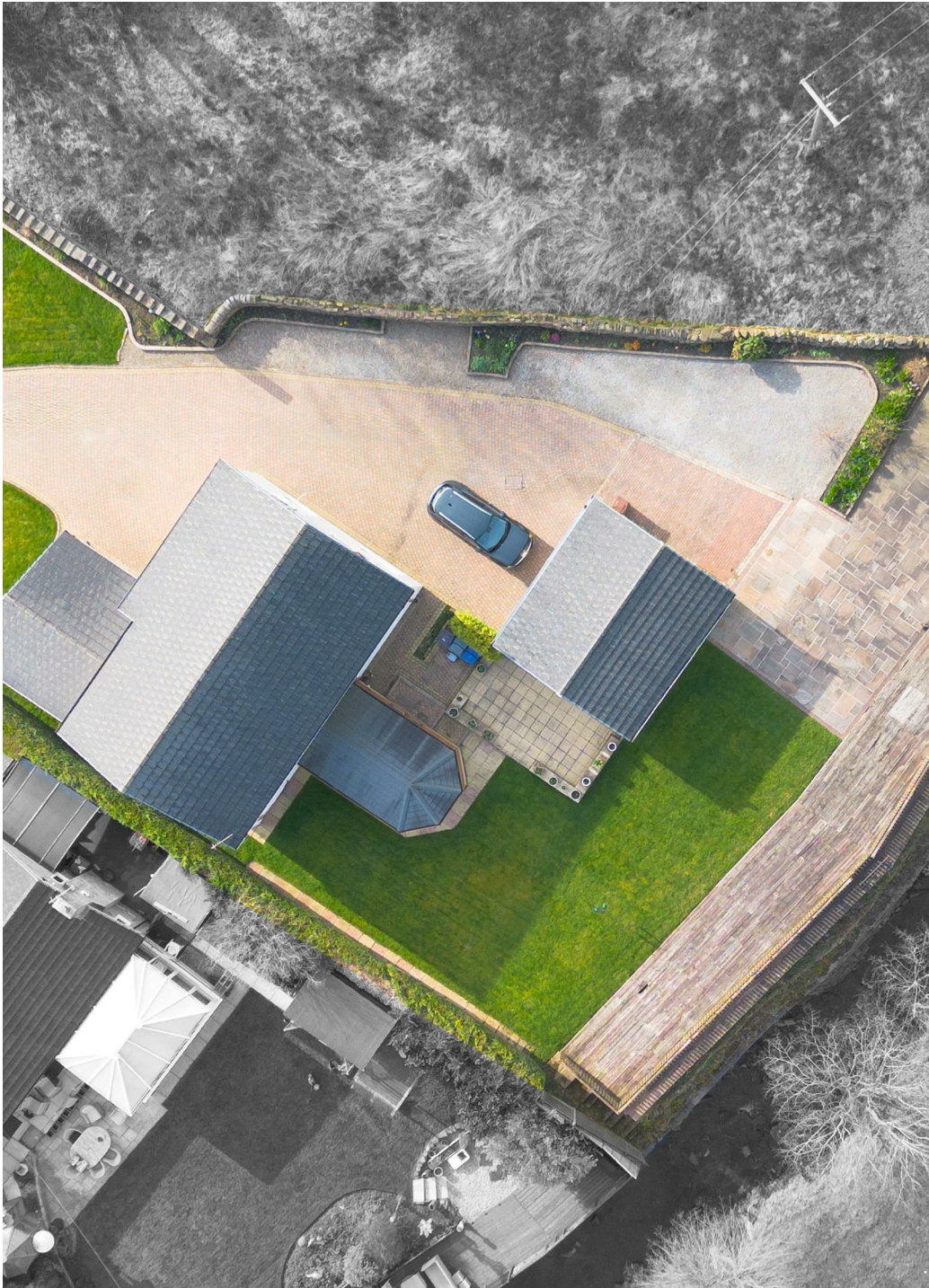
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves 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 complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



BB10 4SL

OUTSIDE

Externally the property occupies a generous plot, enjoying a wonderful open aspect with far-reaching countryside views. The gardens are predominantly laid to lawn with mature hedging and established planting, creating a private and peaceful outdoor setting ideal for both relaxation and entertaining. A paved patio area provides the perfect space for outdoor dining, seamlessly connecting to the garden room. To the front, the property benefits from a substantial driveway offering ample off-road parking for multiple vehicles, along with access to the garage. Overall, the outside space perfectly complements the home, offering a fantastic balance of privacy, space and scenic surroundings.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hilton &
Horsfall

Approximate total area⁽¹⁾

2457 ft²

228.2 m²

Reduced headroom

3 ft²

0.3 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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024