



Hilton &
Horsfall

BB10 4SR

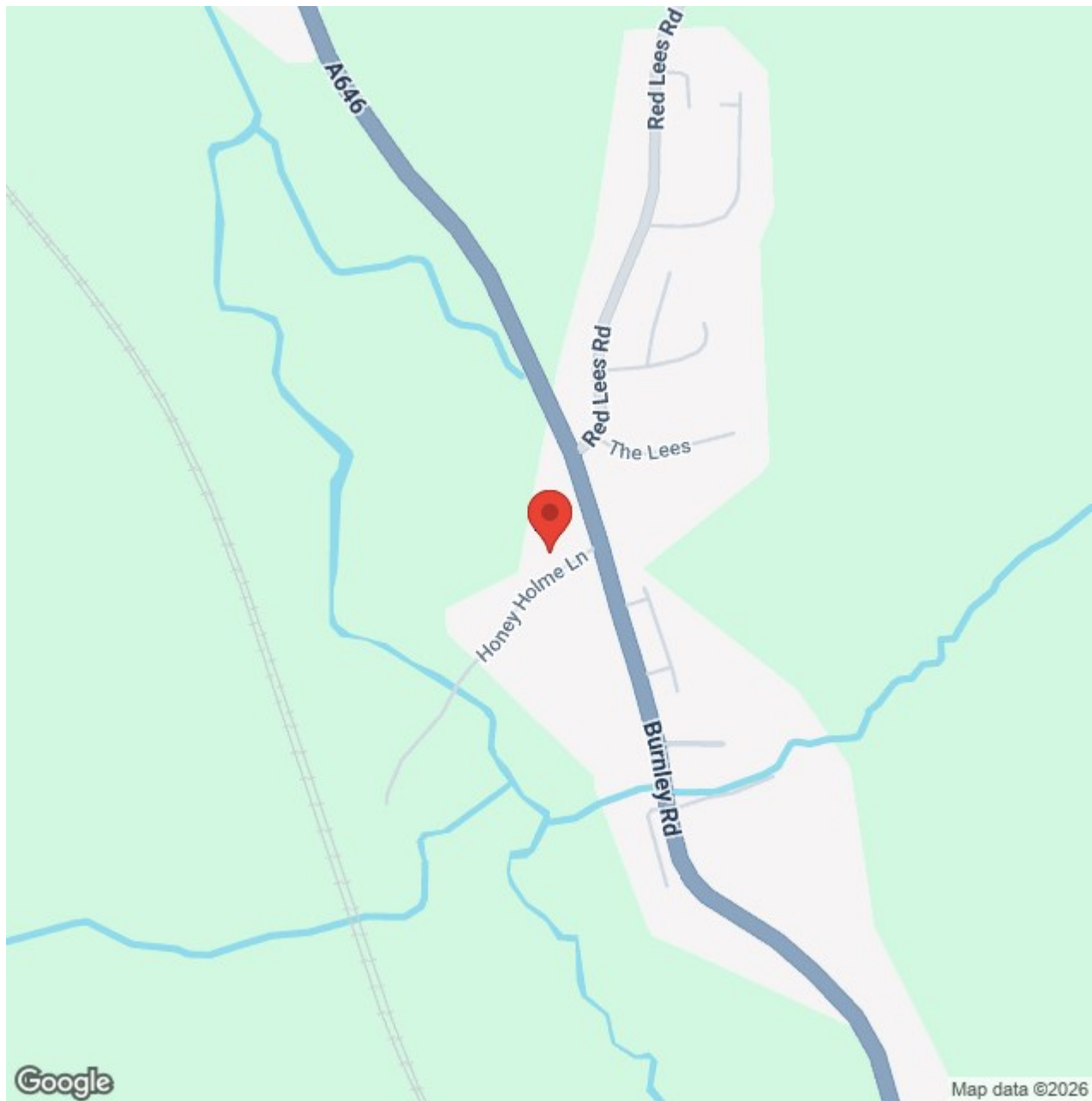
Honeyholme Lane, Cliviger

Offers In The Region Of £475,000

- Three Bedroom Semi-Detached Home • Highly Desirable Cliviger Location • Open Aspect Views Front & Rear • Stunning Dining Kitchen / Sitting Area • Large Gated Driveway & Detached Garage • Private Side Garden With Summer House

Lea Hurst is a beautifully presented three bedroom semi-detached home occupying a superb position on the highly desirable Honeyholme Lane in Cliviger. Enjoying open aspect views to both the front and rear, the property offers a rare blend of spacious family accommodation, modern finishes and a peaceful semi-rural setting. The ground floor layout is particularly well suited to family life, with a welcoming entrance hallway, generous living room / dining area, front study and a stunning open plan dining kitchen / sitting area to the rear, complete with bi-folding doors opening out to the garden. Externally, the property continues to impress, set within a generous plot with a large gated driveway, detached garage with power, lighting and an electrically operated insulated door, plus a rear patio area ideal for outdoor dining. To the side of the home is a large private garden with lawned areas, established surroundings and a timber-built summer house, creating a wonderful space to relax, entertain and enjoy the setting. With its excellent position, attractive views, generous outdoor space and versatile accommodation, this is a fantastic home in one of Cliviger's most sought-after locations.







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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming entrance hallway providing access through to the main ground floor accommodation, with a staircase leading to the first floor and useful understairs storage. Finished with neutral décor and fitted carpet, the hallway gives a pleasant first impression and connects through to the living room / dining area, study, dining kitchen / sitting area, utility room and ground floor WC.

LIVING ROOM / DINING AREA 15'7" x 21'3" (4.76m x 6.50m)

A spacious and beautifully presented living room / dining area offering excellent proportions and a lovely flow between the two spaces. The living area provides ample room for a large sofa and freestanding furniture, while the dining area enjoys a pleasant outlook towards the garden and offers space for a family dining table. Finished with neutral décor, fitted carpet and attractive feature panelling, this is a comfortable and versatile reception room ideal for everyday living and entertaining.

STUDY 13'10" x 9'9" (4.23m x 2.99m)

A useful front-facing study offering a quiet and versatile space, ideal for those working from home or requiring a separate office, reading room or snug. The room enjoys a pleasant open aspect outlook to the front, with neutral décor, fitted carpet and space for office furniture and additional freestanding storage.

DINING KITCHEN / SITTING AREA 22'4" x 24'9" (6.83m x 7.55m)

A stunning open plan dining kitchen / sitting area positioned to the rear of the property, designed as the heart of the home and ideal for modern family living. The kitchen is fitted with a stylish range of contemporary units, useful pull-out larder cupboard, corner carousel storage unit, integrated ovens, plate warming drawer and wine fridge, along with a central island and breakfast bar seating. The generous sitting area provides excellent additional living space, with bi-folding doors opening out to the garden and framing the beautiful open aspect views beyond.

UTILITY ROOM 7'8" x 11'1" (2.35m x 3.38m)

A useful utility room providing excellent additional storage and workspace away from the main kitchen area. Fitted with contemporary units, worktop space and sink with drainer, the room is ideal for laundry appliances and everyday household storage, with space for coats and boots and access through to the adjoining ground floor accommodation.

REAR HALLWAY

GROUND FLOOR WC 5'1" x 5'8" (1.56m x 1.75m)

A modern and well-presented ground floor WC fitted with a two piece suite comprising a low level WC and wash hand basin. Finished with decorative wall panelling, tiled flooring and a small window, this is a useful addition to the ground floor accommodation.

FIRST FLOOR / LANDING

BEDROOM ONE 19'0" x 9'10" (5.81m x 3.02m)

A generous main bedroom positioned to the front of the property, enjoying attractive open aspect views and offering ample space for a double bed and freestanding furniture. The room benefits from an excellent range of fitted wardrobes, creating superb storage, along with a dedicated dressing area and access through to the ensuite shower room.

ENSUITE SHOWER ROOM 3'11" x 7'4" (1.21m x 2.25m)

A modern ensuite shower room fitted with a three piece suite comprising a shower enclosure, low level WC and vanity wash hand basin. Finished with stylish tiled elevations, contemporary flooring and a window allowing natural light, this is a practical and well-presented addition to the main bedroom.

BEDROOM TWO 13'11" x 10'10" (4.25m x 3.31m)

A well-proportioned second bedroom positioned to the front of the property, enjoying lovely open aspect views across the surrounding countryside. The room offers space for a double bed and freestanding furniture, with neutral décor, fitted carpet and a large window allowing plenty of natural light.

BEDROOM THREE 7'8" x 11'2" (2.35m x 3.41m)

A comfortable third bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden and open fields beyond. The room is neutrally decorated and offers space for a bed and freestanding furniture, making it ideal as a child's bedroom, guest room or additional home office.

BATHROOM 9'1" x 8'9" (2.79m x 2.69m)

A spacious and well-presented family bathroom positioned to the rear of the property, fitted with a modern four piece suite comprising a panelled bath, separate shower enclosure, low level WC and vanity wash hand basin. Finished with tiled elevations, contemporary flooring and a rear-facing window, this is a practical and stylish bathroom ideal for family living.

DETACHED GARAGE 17'4" x 16'8" (5.30m x 5.10m)

A detached garage positioned within the grounds, benefiting from power and lighting and fitted with a sectional insulated electrically operated up and over door. The garage also has a UPVC side access door, providing a useful and secure space for parking, storage or workshop use.

SUMMER HOUSE 11'10" x 12'5" (3.62m x 3.80m)

A timber-built summer house sits within the private side garden, creating a lovely additional space to enjoy the surrounding setting. Ideal as a garden room, hobby space or peaceful retreat, it opens onto a terrace area and enjoys an attractive outlook across the lawn and established garden.

LOCATION

Lea Hurst occupies a fantastic position on Honeyholme Lane in Cliviger, a highly desirable semi-rural location surrounded by beautiful countryside and open aspect views. The area offers the perfect balance of peaceful village-style living while still being within easy reach of Burnley, Todmorden and

surrounding towns, with local schools, countryside walks, transport links and everyday amenities all accessible nearby. A superb setting for those wanting space, privacy and a scenic outlook, yet without feeling isolated.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lea-hurst-cliviger>

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OUTSIDE

Externally, Lea Hurst occupies a fantastic plot with a large gated driveway providing ample off-road parking and access to the detached garage. To the rear there is a small garden area, while to the side is a much larger private garden with lawn, established planting and a patio seating area, ideal for outdoor dining and entertaining. The garden also features a timber-built summer house with terrace, creating a lovely additional space to relax and enjoy the peaceful surroundings.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2200 ft²

204.3 m²

Balconies and terraces

82 ft²

7.6 m²

Reduced headroom

4 ft²

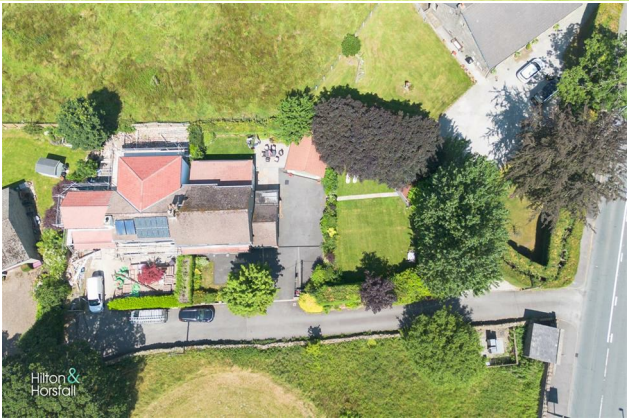
0.4 m²

(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.



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Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

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