

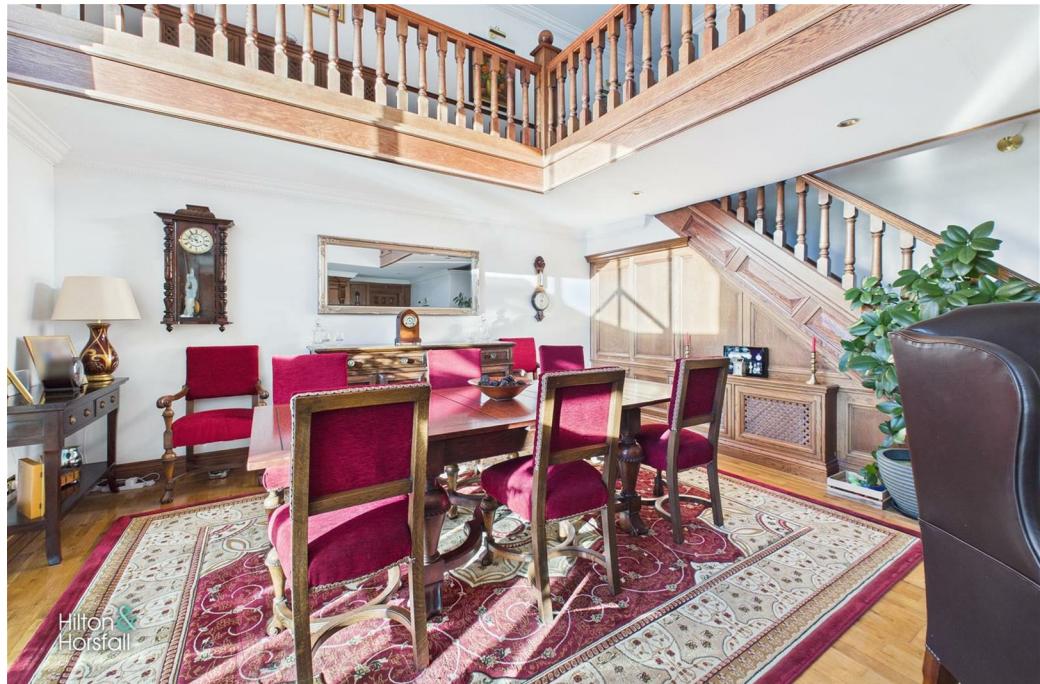
Cliviger Laithe Barn East, Red Lees Road, Cliviger

OFFERS IN THE REGION OF £795,000





Hilton & Horsfall



Red Lees Road, Cliviger

OFFERS IN THE REGION OF £795,000

- Four double bedrooms with en-suite to the principal bedroom
- Stunning garden room with panoramic countryside views
- Spacious open-plan living/dining area with feature fireplace
- Contemporary Jack & Jill bathroom plus modern en-suite
- Beautiful private gardens, ample parking and separate office
- Full CCTV system installed for enhanced security

Set within a peaceful semi-rural position with far-reaching open views, this distinctive and beautifully maintained semi-detached residence offers an impressive amount of internal space, character features and flexible living options. The property combines traditional craftsmanship evident in the solid wood joinery, sweeping staircase and detailed finishes with bright, modern touches throughout. The ground floor includes an inviting entrance hall open to the main living and dining space, a snug / study, a contemporary dining kitchen, a garden room flooded with natural light, a ground floor WC and a separate home office positioned away from the main house ideal for remote working or business use. The first floor continues to impress with a generous galleried landing, a spacious principal bedroom complete with fitted wardrobes and a modern en-suite, three further well-proportioned double bedrooms, and a stylishly finished Jack & Jill bathroom. Externally, the home enjoys beautifully kept gardens, outdoor seating areas and stunning countryside outlooks, creating the perfect setting for relaxation and entertaining. This is a rare opportunity to acquire a substantial family home in a tranquil rural location while remaining within easy reach of nearby towns, amenities and commuter routes.







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GROUND FLOOR

ENTRANCE

The welcoming entrance hall sets an immediate tone of character and quality, featuring beautiful solid wood detailing, deep skirting boards and decorative coving. Open to the main living and dining area, the space enjoys a seamless flow and a wonderful sense of arrival, enhanced by the attractive turned staircase leading to the galleried landing above.

LIVING ROOM / DINING AREA 8.15m x 4.95m (26'8" x 16'2")

This outstanding living and dining space forms one of the most impressive areas of the home, enjoying a wonderful sense of scale with its double-height vaulted section, galleried landing and full-height arched glazing that floods the room with natural light. Beautifully finished with solid wood flooring, detailed cornicing and extensive bespoke timber panelling, the room offers both grandeur and warmth, centred around a striking feature fireplace with an inset stove. French doors open directly to the garden room, enhancing the flow for entertaining, while the generous dining area comfortably accommodates a large table and furniture, making this an exceptional setting for family gatherings and formal occasions alike.

GARDEN ROOM 4.34m x 3.23m (14'2" x 10'7")

A stunning, light-filled garden room enjoying panoramic views over the rear garden and surrounding landscape, this impressive space features a striking glass roof, full-height windows and sliding doors that seamlessly connect to the outdoors. Ideal for year-round relaxation, it is beautifully appointed with marble-style tiled flooring, plenty of room for generous seating, and an abundance of natural light that creates a bright, uplifting atmosphere throughout the day.

SITTING ROOM 5.44m x 4.95m (17'10" x 16'2")

The elegant sitting room enjoys a peaceful rear aspect with a wide window overlooking the beautifully maintained gardens, creating a bright and inviting atmosphere throughout the day. This generously sized reception space is finished to a high standard, featuring deep skirting boards, detailed coving and a classic ceiling rose, complemented by soft neutral décor and quality carpeting. A striking fireplace with stone surround and inset stove provides a warm focal point, while the room offers ample space for multiple seating arrangements, making it perfect for both relaxed family living and more formal entertaining.

SNUG / STUDY 3.34m x 3.64m (10'11" x 11'11")

A versatile front-facing snug/study offering a peaceful and well-proportioned space ideal for home working, reading or quiet relaxation. Finished with oak flooring and neutral décor, the room feels warm and inviting, with a wide front window allowing ample natural light. There is generous space for a desk, seating or storage, making it a flexible additional reception room.

DINING KITCHEN 6.55m x 4.26m (21'5" x 13'11")

The beautifully appointed dining kitchen forms the heart of the home, filled with natural light from the impressive arched window with bespoke plantation shutters and finished with a blend of traditional craftsmanship and modern comfort. Bespoke cabinetry is paired with polished granite worktops and a substantial navy-blue island offering excellent storage. Integrated NEFF appliances include an induction hob, fridge and separate freezer, complemented by a stainless-steel sink and large format tiled flooring. A dedicated dining area sits to the front, creating a warm and welcoming everyday space.

LAUNDRY ROOM / UTILITY 3.21m x 1.67m (10'6" x 5'5")

A practical and well-organised laundry room fitted with cream cabinetry, tiled splashbacks and contrasting work surfaces. The room features a Belfast-style sink and ample space for appliances. A side-facing window ensures good natural light, and tiled flooring provides durability and easy maintenance.

GROUND FLOOR WC 1.90m x 1.68m (6'2" x 5'6")

The ground floor WC is attractively presented and fitted with a modern two-piece suite, featuring a wash hand basin set within vanity storage and a low-level WC. A front-facing window allows natural light to brighten the space, complemented by neutral décor, tiled splashbacks and a fitted mirror with overhead lighting. Practical, stylish and conveniently positioned for guests, it provides a well-finished addition to the ground floor accommodation.

OFFICE 2.55m x 2.27m (8'4" x 7'5")

Located separate from the main house, this dedicated office provides an ideal private workspace, perfect for those who work from home or require a quiet, focused environment away from the central living areas. The room enjoys good natural light from the side window and offers ample space for desks, shelving and storage, with neutral décor providing a clean and practical backdrop. Its independence from the main accommodation enhances privacy and productivity, making it a highly versatile and valuable addition to the property.

DOUBLE GARAGE 5.84m x 5.70m (19'1" x 18'8")

FIRST FLOOR / LANDING

A spacious and impressive galleried landing with beautiful timber balustrades, overlooking the living and dining area below and enhanced by a large arched feature window that floods the space with natural light. This generous landing creates an elegant flow between the upstairs rooms and offers enough room for additional furniture or display pieces, adding to its sense of grandeur and character.

BEDROOM ONE 5.10m x 3.38m (16'8" x 11'1")

A superb and generously proportioned principal bedroom featuring dual-aspect windows to the front and side, flooding the space with natural light and providing a pleasant outlook. This inviting room offers excellent floor space for large furniture and includes a range of inbuilt wardrobes for seamless, practical storage.

ENSUITE SHOWER ROOM 3.77m x 2.66m (12'4" x 8'8")

A spacious en-suite shower room fitted with a large walk-in shower with glazed screen, a modern vanity unit with mosaic splashback, low-level WC and a chrome heated towel rail. A window brings in natural light, giving the room a fresh, comfortable feel.

BEDROOM TWO 4.90m x 3.45m (16'0" x 11'3")

A bright rear-facing double bedroom with open aspect views, featuring fitted wardrobes and matching bedside tables. The room offers excellent proportions and plenty of space for additional furniture, making it ideal for family or guests.

BEDROOM THREE 3.83m x 3.35m (12'6" x 10'11")

A well-sized double bedroom positioned to the front of the property, featuring a large window that provides plenty of natural light and a pleasant outlook. The room includes fitted wardrobes and offers direct access to the Jack and Jill bathroom, making it an ideal choice for guests, older children or those wanting semi-private facilities.



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'JACK & JILL' FAMILY BATHROOM 3.78m x 2.92m (12'4" x 9'6")

A well-appointed Jack & Jill bathroom accessed from both the landing and Bedroom 3, featuring a walk-in shower, double-ended bath with mosaic detailing, modern vanity unit (non-illuminated mirror), chrome towel rail and a front-facing window providing natural light.

BEDROOM FOUR 3.51m x 3.43m (11'6" x 11'3")

A bright rear-facing double bedroom with fitted wardrobes, neutral décor and ample space for additional furniture. The wide window offers a pleasant open outlook.

LOCATION

Cliviger is a desirable rural village on the outskirts of Burnley, surrounded by open countryside yet well-connected for daily amenities, schools and transport links. Manchester, Burnley, Todmorden and Hebden Bridge are all within easy reach, and the area offers excellent walking routes, nearby reservoirs and Towneley Park close by. It's an ideal position for those seeking peaceful village living without compromising accessibility.

PUBLISHING

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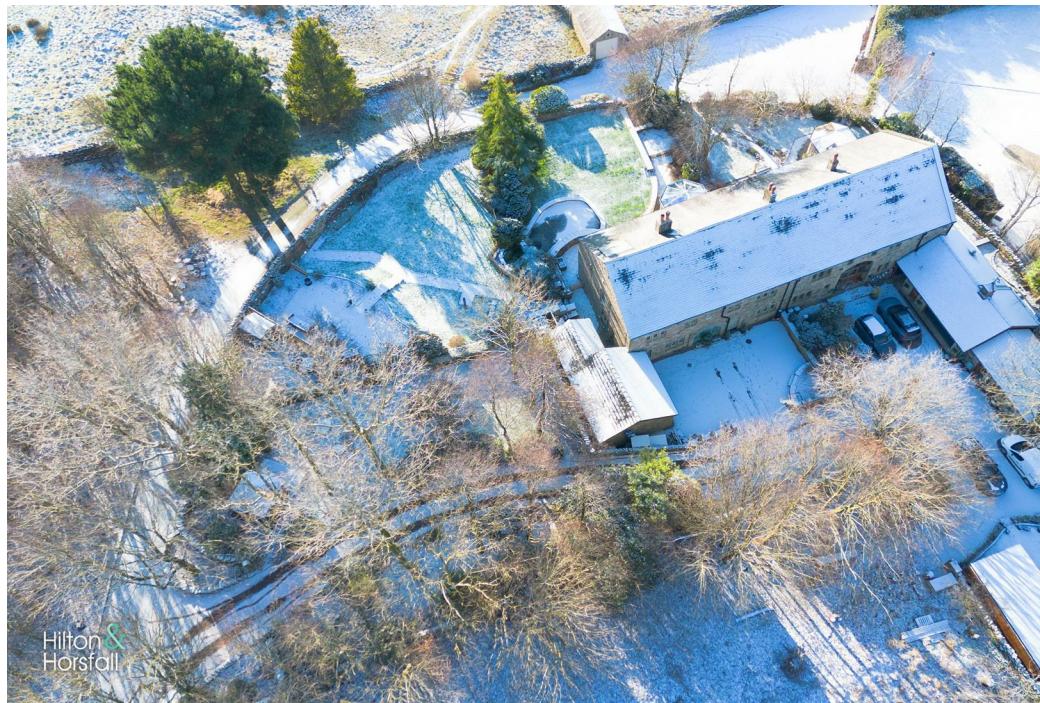
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Approximate total area⁽¹⁾

1957 ft²
181.9 m²

Reduced headroom

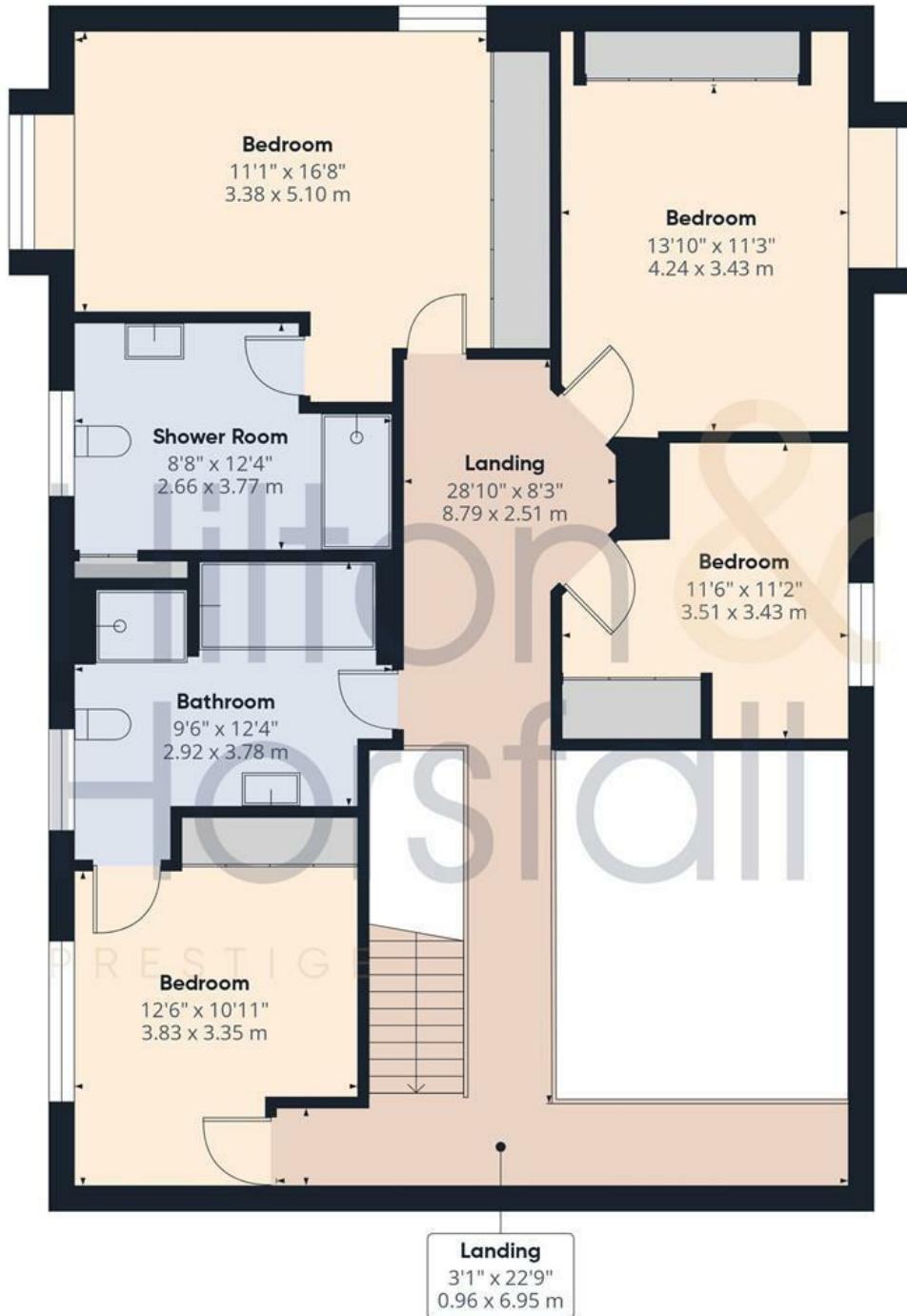
3 ft²
0.3 m²

(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.



Approximate total area⁽¹⁾

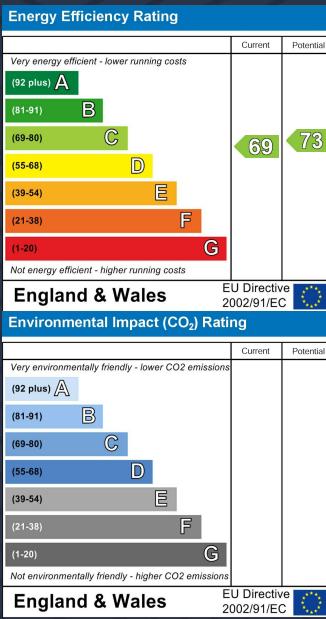
1109 ft²

103 m²

(1) Excluding balconies and terraces

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BURNLEY & PENDLE
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