



26 Bracken Hey, Highmoor Park,
Clitheroe

Price £450,000

A sensational glass gabled extension has radically transformed this detached property into an exceptional family focused home of amazing originality. Elevated from a tree-lined meandering brook and with beautiful rearward aspects across farmland to Pendle Hill. It comprises family room, lounge diner, kitchen diner, cloakroom, four bedrooms with built-in furniture consisting of two doubles and two generous singles, house and en-suite bathrooms. Japanese influenced landscaped gardens combining artistic simplicity and ease of maintenance, including an informal lawn and a substantial wrap-round stone terrace, its favourable orientation enjoying the passing sunshine.
(1,438 sq ft/133.6 sq m approx/EPC: C).

A uniquely uplifting home. Act quickly to avoid disappointment.



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Directions

From our office proceed to the end of York Street turning right at the roundabout into Waterloo Road and continue past Tesco Supermarket turning left at the mini roundabout into Shawbridge Street. Continue up Pendle Road to the next roundabout. Turn left here into the Highmoor Park development. Once you've reached the open Green, bear right and continue along Roman Way. This eventually becomes Bracken Hey. Proceed down the slope and as the road levels turn right into a cul-de-sac, number 26 appearing on the right hand side at the head of the cul-de-sac.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators in the original build and wet underfloor in the extension. A Vaillant central heating boiler with a hot water cylinder/electric immersion heater in the airing cupboard. Council tax is payable to RVBC Band E. The tenure is Freehold.

Additional Information

Powder coated aluminium windows and door to the extension, PVCu double glazed windows and a composite external door to the original build. LED down-lighting, brushed stainless steel light switch and plug socket covers in certain areas. Tile and bamboo flooring.

Location

A popular residential location providing convenient walking access to local shops, schools and amenities.

Accommodation

The original build was by Gleeson in 1997 and though the owners loved its aspect they wanted more from their home. With help from the Architect Ivan Wilson and the construction skills of John Ingham's tradesmen they added a fabulous single storey extension with a glass gable wall. The result is an amazing family-centric living space of such originality; linking so well with the kitchen diner. The front door opens to a semi vestibule with the family room beyond; the leafy slopes of the stream providing a beautiful green backdrop. This light infused living space has a part vaulted ceiling and the floor tiling continues into the kitchen diner. Part of the Architect's design brief was to include a temperature controlled wine cellar and this was achieved very innovatively in a cylindrical format with a glass floor in the family room; something for the connoisseur. The contemporary styled fitted kitchen is by In-toto, using German cabinetry with contrasting Silestone counters and upstands. An under-counter Blanco sink unit and mixer tap with a fluted drainer. The cooking appliances are by Neff comprising an induction hob beneath a ceiling suspended stainless steel extractor with an electric oven. Integrated fridge/freezer. The subtle way this links with the family room is a result of considered good design and works extremely well. As well as space for a dining table, there is a breakfast bar also. Accessed from the hall is a two piece cloakroom and the lounge diner. This room has a bay window and sliding patio doors afford a lovely view of Pendle Hill and access to the Zen inspired rear garden. A coal effect living flame gas fire provides instant warmth on a chilly day.

On the first floor there is an airing cupboard with a hot water cylinder and a loft access hatch. The well proportioned master bedroom has built-in wardrobes and an excellent en-suite by Clitheroe Bathrooms, with tiled walls and floor. It comprises a cubicle with a Mira thermostatic shower, low suite wc and a washbasin/vanity with a monobloc mixer tap. Towels warm on a chromed ladder radiator. Bedroom 2 is also a double and with built-in wardrobes; a view of Waddington Fell from its window. Bedroom 3 is a generous single with built-in wardrobes, cupboards and dressing table plus a super view of the whole of Pendle Hill. Bedroom 4 is another good single fitted out with a cabin bed incorporating drawers, wardrobe and cupboards with a partial view of Kemple End. The three piece house bathroom comprises a bath with mixer tap shower, pedestal washbasin, low suite wc, part tiled walls and a tiled floor.

Outside

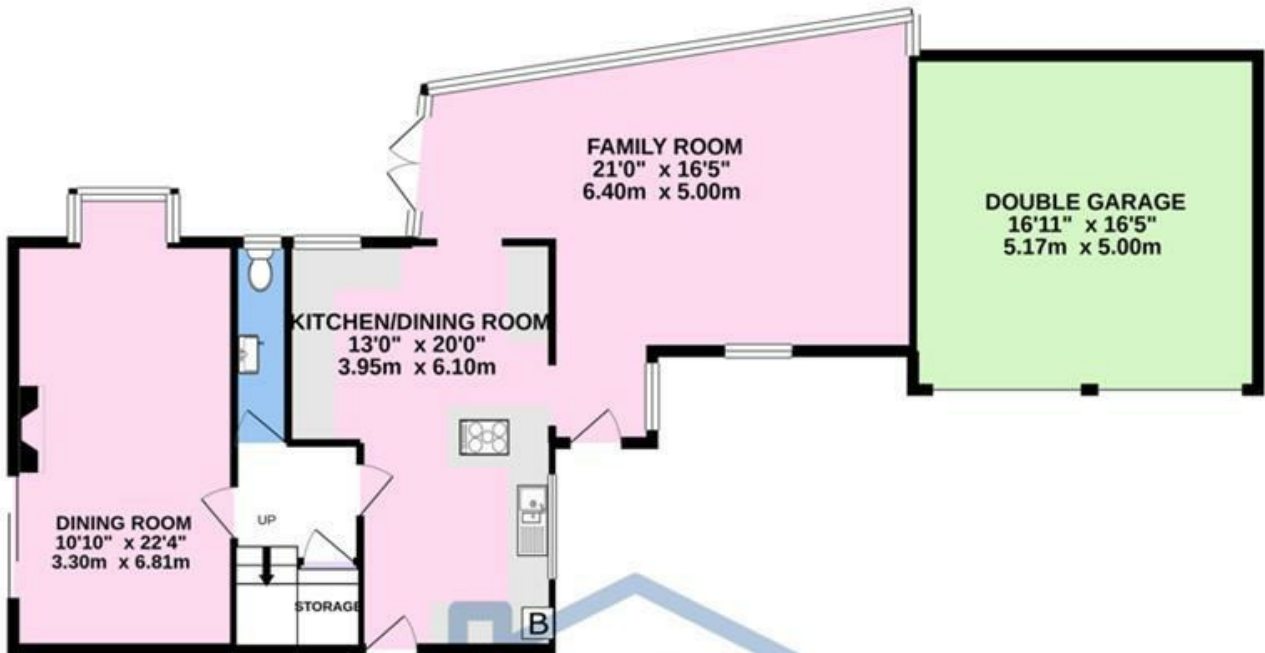
The property is approached across a tarmacadam drive. Providing generous levels of parking it leads to a double garage with twin up-and-over doors. Flanked by a Japanese influenced low maintenance garden, an Indian stone footpath leads to both front and side entrances and continues to widen as it forms an enveloping terrace patio across the rear and southern sides of the property. Enjoying the sunshine as it passes in its east to west transit, you benefit from a stunning view of Pendle Hill and the relaxing sound of the trickling stream as it meanders by. The patio can be accessed from the family room through French doors and the lounge by patio doors. With such a unique connection to the natural environment, this Zen inspired garden is a genuine delight.

Act quickly to avoid disappointment.

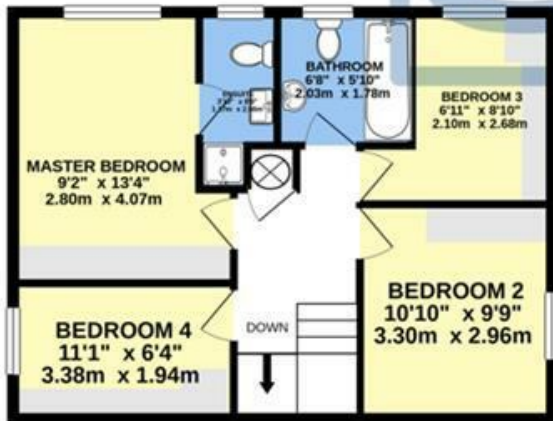
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR



1ST FLOOR



26 BRACKEN HEY, CLITHEROE BB7 1LW

TOTAL FLOOR AREA : 1438sq.ft (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 York Street, Clitheroe, Lancashire BB7 2DL
T: 01200 428691 F: 01200 428691 E: info@andertonbosonnet.co.uk
www.andertonbosonnet.co.uk