



## Fox Fall House The Dene, Hurst Green

£795,000 Freehold

STONES YOUNG PRESTIGE Impressive five bedroom stone detached home in Hurst Green with character features, modern finishes, landscaped gardens, garage, and flexible living space near Stonyhurst College and local amenities. Built in 2000, the property is constructed in natural stone and showcases exposed beams, feature brickwork, and stone flooring, creating a warm and inviting atmosphere. The spacious and versatile layout is ideal for modern family living and it is conveniently located for easy access to the amenities of nearby Whalley village and Clitheroe town, making it an ideal base for both family life, the countryside and commuting.

Council Tax band: G

Tenure: Freehold

**STONES YOUNG PRESTIGE** This impressive five bedroom detached home offers a rare combination of striking character features and modern high specification finishes, set in the highly desirable village of Hurst Green close to the prestigious Stonyhurst College. Built in 2000, the property is constructed in natural stone and showcases exposed beams, feature brickwork, and stone flooring, creating a warm and inviting atmosphere. The spacious and versatile layout is ideal for modern family living, with a welcoming hallway that leads to a formal dining room, a two-piece cloakroom, and a superb lounge with a fantastic fireplace with wood burning stove and French doors opening directly onto the garden. The attractive breakfast kitchen is complemented by a snug sitting room, perfect for relaxed gatherings. Upstairs, the beautiful pitched landing gives access to five bedrooms, four of which are generous doubles, including a master with stylish en-suite. A luxurious four-piece family bathroom completes the upper floor, offering comfort and practicality for growing families. Additional features include a driveway and attached garage with utility area and loft room, providing excellent storage and flexible use. The property is conveniently located for easy access to the amenities of nearby Whalley village and Clitheroe town, making it an ideal base for both family life, the countryside and commuting.

The outside space is equally impressive and thoughtfully landscaped to provide privacy and year-round enjoyment. At the front, a beautiful oak wood open porch sits above a stone flagged forecourt, for an inviting entrance. The side stone flagged driveway offers private parking and leads to the garage. To the rear, the garden is a true highlight, featuring a private, mature, tiered layout laid to lawn and patios and enclosed by established hedges and trees providing perfect spots for outdoor dining and entertaining, complemented by a summer house. This beautifully maintained outdoor space offers a tranquil retreat and a safe, secure environment, making it a wonderful extension of the living accommodation.



### **Entrance vestibule**

Solid hardwood double glazed external front door, alarm control panel, panel radiator, hardwood double glazed window with wood beam over and stone windowsill, wall light point, stone flagged flooring, internal wood glazed door to hallway.

### **Cloakroom**

Spacious 2-pce white suite with heritage hand wash basin and low level w.c., panel radiator, stone flagged flooring, recessed spotlighting, extractor fan, hardwood double glazed window with stone sill and wood beam over, built-in cloaks storage cupboard.

### **Hallway**

Stone flagged flooring, wood spindle staircase to 1st floor with storage cupboard under, panel radiator, wall light point, exposed stonework, open through to dining room.

### **Dining Room**

Stone flagged flooring, wall light points, hardwood double glazed French doors to garden, feature wood beams, open to hallway:

### **Lounge**

Parquet solid wood flooring, hardwood double glazed window with stone mullion surround and stone windowsill, hardwood double glazed French doors to the rear and side elevation with outlooks onto garden, coved cornicing, panelled radiators, wall light points, feature wood ceiling beams, impressive central stone fireplace surround and hearth, exposed brick insert and cast-iron woodburning stove, TV point, front aspects across neighbouring opening fields.

### **Breakfast Kitchen**

Attractive shaker style fitted wall base and drawer units with contrasting worktops and up stands, under unit lighting, stone flagged flooring, ceramic bowl sink and drainer unit with mixer tap, integrated dishwasher, integrated AEG electric oven and five ring induction hob with glass splashback and extractor filter canopy over, centre island breakfast bar and base units, feature wood ceiling beams, recess spotlighting, panel radiator, hardwood double glazed windows with stone mullions and stone windowsill, lovely outlooks across adjoining open fields, exposed stone and brick feature walls, oil fired Sandyford classic Aga with twin Hobs and ovens inset with exposed brick and stone surround with lighting, open to snug sitting room:

### **Snug Sitting Room**

Stone fireplace surround and hearth with exposed brick inset housing cast iron wood burning stove, TV point,

### **Landing**

Impressive light and airy spacious area with wood flooring and pitched ceiling with exposed wood beams and 2 velux windows, spindle balustrade, panel radiator, wall light points.

### **Bedroom One**

Fantastic master double room with wood flooring, fitted wardrobe storage, panel radiator, wall light points, hardwood double glazed window, stone mullion and windowsill with attractive outlooks over side garden.

### **En-suite Shower Room**

Excellent 3-pce white suite with pedestal wash basin, shower enclosure with thermostatic shower, low level w.c., wood flooring, hardwood double glazed window with stone sill and wood beam over, extractor fan, chrome ladder style radiator, part tiled walls, recessed spotlighting.

### **Bedroom Two**

Double room with wood flooring, panel radiator, fitted wardrobe, hardwood double glazed window with elevated views across neighbouring open fields, wall light points.

### **Bedroom Three**

Double room with wood flooring, panel radiator, built in double wardrobes, hardwood double glazed window with a private aspect over rear garden.

### **Bedroom Four**

Double room with wood flooring, wall light points, panel radiator, loft access, hardwood double glazed window with elevated front aspects.

### **Bedroom Five**

Versatile room with wood flooring, panel radiator, hardwood double glazed windows with attractive outlooks, feature beams, wall light points.

### **Bathroom**

Spacious 4-pce white suite comprising low level w.c., pedestal wash basin, free standing bath with mixer tap and hand held shower fitment, separate corner shower enclosure with thermostatic rainfall shower, part panelled walls to dado height, panel radiator, hardwood double glazed windows with stone mullion and stone sill with wood beam over, extractor fan, recessed spotlighting and feature wood ceiling beams, wood flooring.









Floor 0



Floor 1



Approximate total area<sup>m</sup>  
2115 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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