



Glenburn, Whalley Road,
Billington

Price £325,000

This appealingly individual detached property was built in 1929 on a particularly large plot with a wide frontage. It enjoys fabulous panoramic views of the Ribble Valley from Kemple End round to Pendle Hill; beyond Whalley's famous arched viaduct. Light and free flowing the excellent accommodation comprises open porch, hall, sitting room, living room with a log burner and partially open to the kitchen, three good bedrooms and a three piece bathroom. Electric gated drive, generous parking and a detached garage. Expansive wraparound gardens that soak up the sunshine. (1,032 sq ft/95.9 sq m/EPC: E).

These are some of the finest Ribble Valley views you'll find.



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Directions

Approaching from the village of Whalley, follow King Street over the river bridge, into Billington, along Whalley Road. Continue past the turning into Painterwood and the property can be found on the left hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Baxi boiler. There is also a Jøtul log burning stove in the living room. Council tax is payable to RVBC Band D. We are advised the tenure is Leasehold. 999 years from 31st December 1929 - ground rent payable £4.17s.6d (£4.88 per annum).

Additional Features

The property has PVCu double glazed windows and external doors, an alarm system and halogen down-lighting.

Location

Within easy walking distance of Whalley, Glenburn is well placed to access A59 and the train stations in Whalley and Langho.

Accommodation

Protected from the elements by a distinctive open porch, the front door opens to a hall, noticeably wide with a window to let in the light. The bay windowed sitting room enjoys north westerly aspects with amazing vistas ranging from Stonyhurst, Kemple End, across the Fells to Pendle Hill and Wiswell Moor. In the immediate foreground the magnificent arches of the Victorian viaduct. With dual aspect windows the rooms focal point is a limestone fireplace with a coal effect living flame gas fire providing instant warmth. Part open to the kitchen the rear facing living room provides an excellent family focused arrangement so popular these days. Having both a wide bay window and two casement windows it is lovely and light. Warmth is provided by a Jøtul log burning stove. Sat on a stone hearth it will keep you toasty and warm throughout the cooler seasons. The oak flooring continues through to the hall. The attractive fitted kitchen features granite counters and upstands and a Blanco stainless steel sink unit with mixer tap. The quality Neff appliances comprising electric oven, gas hob beneath an extractor, microwave and an integrated washing machine. The floor is tiled in Travertine and French doors open to the rear patio. Through the original timber and lead 'porthole' window you look across to Whalley's Arches.

The first floor bedrooms feature part vaulted ceilings which provide a rarely seen sense of charm. The master bedroom captures the best views and whether its summer or winter, they'll always be spectacular. Bedroom 2 is another good double and bedroom 3 a generous single. The excellent bathroom offers stylish functionality with quality fittings comprising a P-shaped shower bath with a Grohe thermostatic shower and curved glass screen, wall hung washbasin and a low suite wc. Towels warm on a chromed ladder radiator and the walls are tiled. You'll see the sun rise over Pendle from here if you're up early enough.

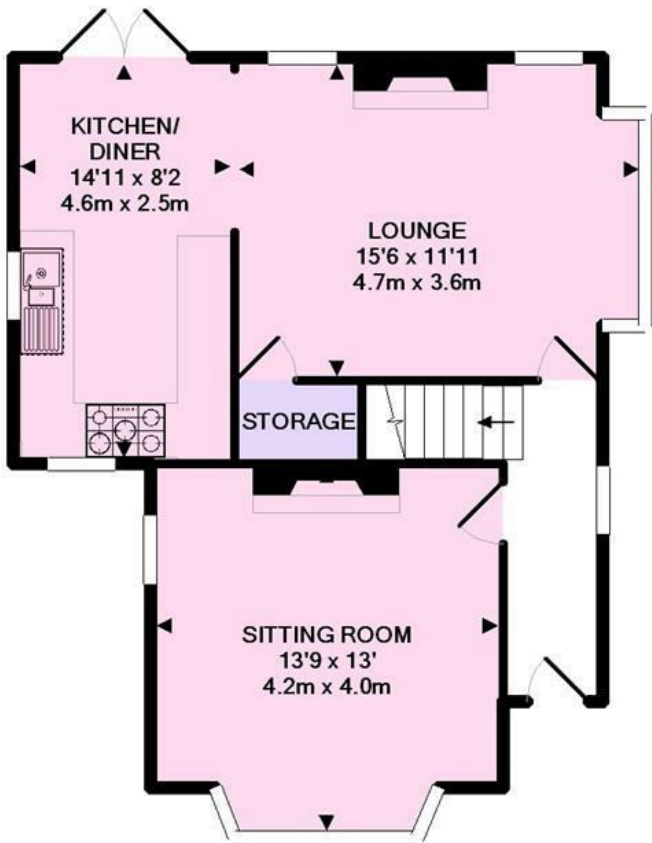
Outside

Glenburn stands within an unusually large plot with a protected lime tree and privet hedge affording welcome privacy. A smart imprinted concrete drive with electrically operated gates provide substantial off-road parking and leads to a generous detached sectional garage. The wraparound gardens are laid mainly to lawn with established shrubs and specimen trees including Acers. There is also an Indian stone flagged patio to enjoy alfresco occasions with family and friends. Due to the gardens orientation, you'll experience the sunshine all day long as it transits from east to west.

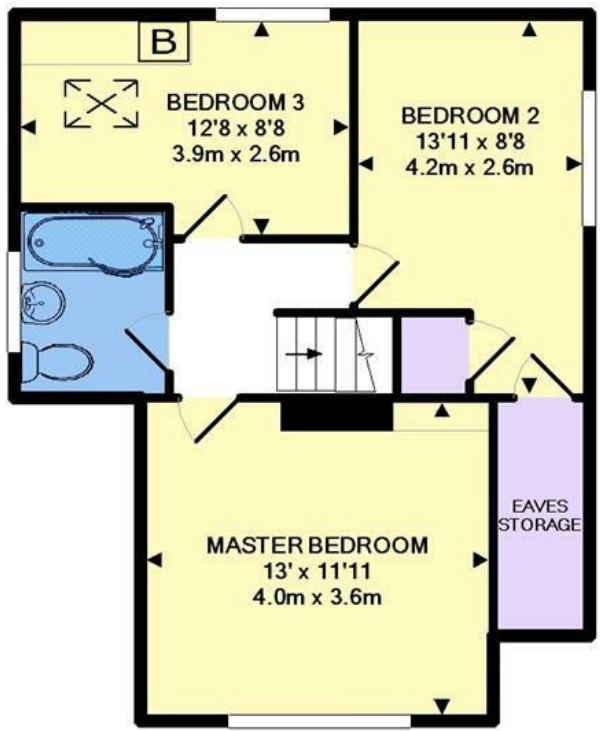
Only two owners in its ninety year existence, don't miss this rare opportunity.

Viewing

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



GROUND FLOOR



1ST FLOOR

FLOOR PLAN: GLENBURN, BILLINGTON, WHALLEY BB7 9NW
 TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.9 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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