



Hare Hill Croft, Chatburn, Clitheroe, BB7 4EP

Asking Price £925,000







# Hare Hill Croft, Chatburn, Clitheroe

## BB7 4EP



4 Bedrooms



3 Bathrooms



Enclosed Garden

- 
- Impressive 4-bedroom detached home set in a quiet, elevated cul-de-sac of just ten properties.
  - Built in 2019 and significantly upgraded with high-spec finishes and bespoke fittings throughout.
  - Stunning open-plan kitchen/dining/family space with lantern rooflight and sliding glazed doors.
  - Contemporary bespoke kitchen with quartz worktops, central island, and premium integrated appliances.
  - Spacious lounge with feature fireplace and log-burning stove.
  - Luxurious principal suite with dressing room, en-suite, and views towards Pendle Hill.
  - Flexible accommodation across three floors with abundant storage.
  - Generous plot with landscaped garden, modern patio, double garage, and parking for up to six vehicles.



This impressive and deceptively spacious detached 4 bedroom home occupies a quiet and elevated position, just a short walk from the centre of Chatbun Village.

Built in 2019, this stunning contemporary residence has been further enhanced by the current owners with the addition of a large extension / family room which was built at the time of purchase. In addition the property has been substantially upgraded from the original specification with a high quality kitchen, upgraded bathrooms and bespoke internal fixtures and fittings. The result is a stunning one off family home.

The property features attractive stone elevations with contrasting render beneath a slate-pitched roof. Offering highly energy-efficient living with a combined air source / gas heating system, the home provides generously proportioned, light-filled accommodation arranged over three floors.

Briefly comprising:-

#### Ground Floor

Access from the front door to a bright and welcoming entrance hall, with tiled flooring extending through to the kitchen at the rear. A striking staircase with bespoke storage under rises to the upper levels of the property. The lounge is spacious and well lit with windows to the front elevation and has an attractive fireplace with log burning stove.

To the rear of the house is an exceptional open-plan kitchen/dining/family space. Flooded with natural light from the lantern rooflight in the extension as well as the superb sliding glazed rear doors which are all fitted with concealed electric blinds, this impressive room features a bespoke contemporary kitchen with high quality Neff integrated appliances including induction hob, three ovens, one including microwave, warming drawer, wine cooler, fridge, freezer and masses of storage. There is a feature central island unit with seating, a Quooker tap and worktops are white quartz throughout. There is a substantial dining area and a family living area all connected and looking over the attractive rear garden with Pendle hill as a backdrop.

The utility room is equally well-appointed with storage, sink, and appliance space, also serving as a boot room and link to the garage. The whole ground floor benefits from underfloor heating throughout.





## First Floor

On the first floor are three double bedrooms. The principal suite is particularly striking, featuring views towards Pendle Hill, a bespoke dressing room, and a stylish en-suite with contemporary bath and walk in shower. The family bathroom is finished to a high standard with walk in shower and contemporary fittings. The remaining two bedrooms are spacious double rooms with fitted wardrobes, served jointly by the family bathroom.

## Second Floor

The second floor provides a large double bedroom which is currently also being used as a home office, with Velux windows, built-in wardrobes, built in bookshelves, file drawers and desk. This room also has eaves access and sits alongside a versatile storage room. A centrally located modern bathroom with large walk in shower serves this level.

## Outside

The house enjoys rear views towards the iconic Pendle Hill, and is beautifully orientated to capture the best of the sun throughout the day.

Set within a select cul-de-sac of just ten homes, the property is approached via a spacious block-paved driveway offering parking for 6 vehicles outside the garage.

The generous plot includes a level lawn to the rear, along with a very large contemporary patio, with a Rill pond and waterfall feature, all accessed from the family room, ideal for outdoor entertaining.

Additional features include external lighting, power sockets, and a cold-water tap, as well as CCTV and burglar alarm system. The double garage benefits from an electric Hormann door, and internal access from the utility room.

The property is located in the village of Chatburn approximately a 5 minute drive to the nearby market town of Clitheroe. Clitheroe is well-placed for commuting with road and rail links to all East Lancashire business centres with the national motorway network accessible via the M6 at Preston or the M65 at Barrowford.



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of Vaillant air source heat pump. The property also has the benefit of an electrical vehicle charging port, located at the front of the property, adjacent to the garage.

**Parking allocated and number of spaces :** Integrated double garage with parking in front for 4 cars, with 2 additional parking spaces on hard standing at front of the property.

**Construction Type :** Stone and render.

**Building Safety :** None.

**Restrictive Covenants :** None known to the vendor.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** The property is not in a conservation area or AONB.

**Easement, and Wayleaves or Rights of Way :** None.

**Footpaths / Bridleways :** We understand that there are no public footpaths or bridleways on or affecting the property.

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1

**Unimplemented Planning Consents :** None known to the vendor.

**Planning Consents affecting the property :** None known to the vendor.

**Accessibility adaption information :** The downstairs WC has a wide door to accommodate a wheelchair.

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Ultrafast 1200 Mbps available in the area

Mobile signal: Vodafone, EE, O2 and 3 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Ribble Valley Borough Council      **Council Tax:** Band G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason L Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** ///goodnight.blast.roosters

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



# 4 Hill Hare Croft

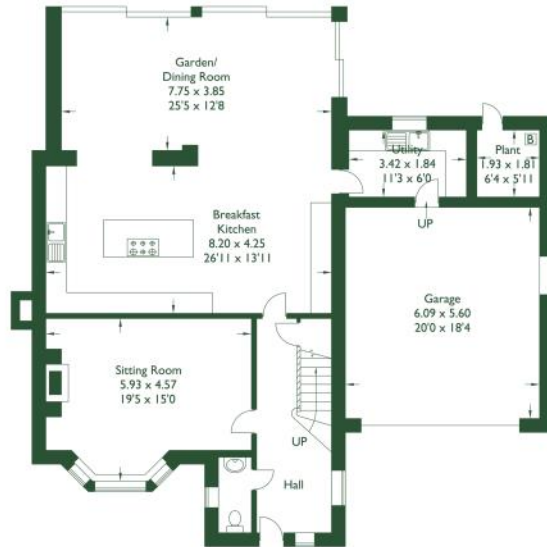
Approximate Gross Internal Area : 279.33 sq m / 3006.68 sq ft

Garage : 34.10 sq m / 367.04 sq ft

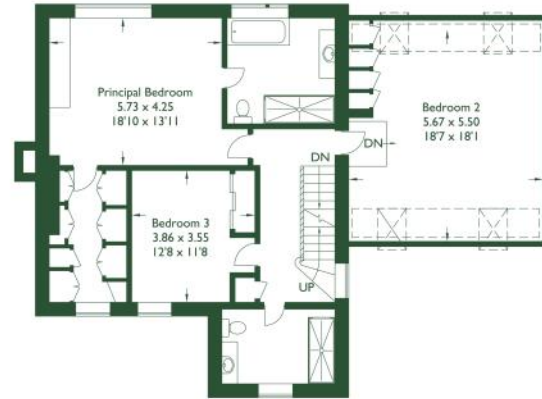
Total : 313.43 sq m / 3373.73 sq ft



Restricted Head Height



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

## Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155



Abarnett.co.uk