

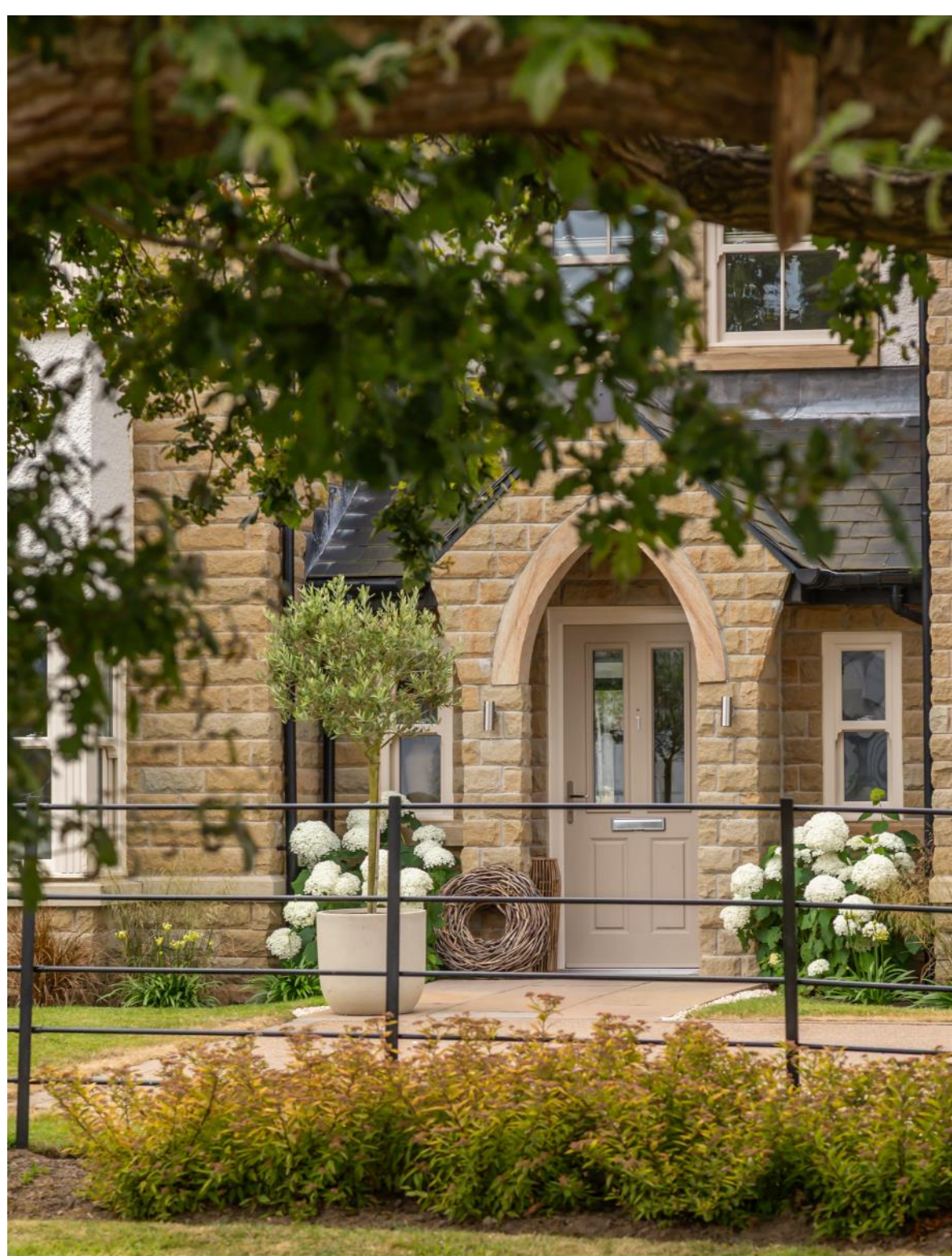


Compass Drive, Langho, Blackburn, Lancashire, BB6 8FF

Offers Over £1,000,000







# Compass Drive, Langho, Blackburn, Lancashire, BB6 8FF

Offers Over £1,000,000



5 Bedrooms



3 Bathrooms



Garden

- 
- CCTV installed
  - Underfloor heating throughout the ground floor
  - Stuart Frazer SieMatic kitchen
  - Caesarstone work surfaces
  - Quooker boiling water tap
  - BORA induction hob with integrated extraction
  - Integrated Siemens appliances
  - Electric entrance gates
  - Detached double garage
  - South-westerly facing landscaped gardens
  - Council Tax Band G | Freehold | EPC Rating B



An outstanding detached family residence occupying one of the finest plots on Northcote Park. The property is located away from the main roads, beautifully positioned with an attractive outlook towards a mature oak tree with Pendle Hill and Stonyhurst in the background.

This exceptional home offers four to five bedrooms, three luxurious bath/shower rooms, superb reception space including a cinema room, and an impressive open-plan family dining kitchen opening onto professionally landscaped south-westerly facing gardens. Electric gates lead to a generous resin driveway and detached double garage.



Constructed to an exacting standard, the property benefits from underfloor heating throughout the ground floor, Collins White porcelain tiled flooring, traditional sliding sash windows and an integrated sound system to several principal rooms, adding a level of comfort and sophistication throughout.

The welcoming reception hallway provides an impressive first impression, featuring useful understairs storage and access to a stylish two-piece cloakroom comprising a wash hand basin, concealed cistern WC and chrome heated towel rail.



To the front of the property, the elegant living room enjoys a large bay window framing delightful views towards Pendle Hill and is centred around a remote-controlled gas fire, creating a warm and inviting focal point. Opposite, the superb cinema room offers an excellent additional reception space, complete with bay window, side windows and cinema equipment available by separate negotiation, making it ideal as a media room, games room or additional family lounge.

Undoubtedly the heart of the home is the spectacular open-plan family dining kitchen. Beautifully designed by Stuart Frazer, the bespoke SieMatic kitchen features an extensive range of contemporary cabinetry complemented by Caesarstone work surfaces and a substantial central island incorporating an inset sink with Quooker boiling water tap. A comprehensive range of premium Siemens appliances includes a BORA induction hob with integrated extractor, oven, combination oven, warming drawer, integrated full-height fridge and freezer, dishwasher and temperature-controlled wine fridge. Five Velux roof windows and two sets of sliding patio doors flood the space with natural light whilst providing seamless access onto the beautifully landscaped rear gardens.



The kitchen is complemented by a well-appointed utility room with matching Caesarstone work surfaces, sink unit, plumbing for a washing machine, space for a tumble dryer and external access, together with a walk-in pantry and an additional two-piece cloakroom.



To the first floor, a spacious landing with attractive spindle balustrading and front-facing windows enjoys pleasant views across the development. The accommodation comprises four generous double bedrooms together with a fifth bedroom currently utilised as a bespoke dressing room.

The impressive principal suite features a beautifully fitted walk-in wardrobe with extensive hanging space, shelving and drawers, together with a luxurious five-piece en-suite incorporating a freestanding bath, walk-in rainfall shower, twin wash hand basins and WC.



Bedroom Two also benefits from its own stylish three-piece en-suite shower room and enjoys attractive views towards both Stonyhurst College and Pendle Hill. The remaining bedrooms are served by a beautifully appointed four-piece family bathroom featuring a freestanding bath, separate walk-in rainfall shower, wash hand basin, WC and chrome heated towel rail.





Externally, electric gates open onto a substantial resin driveway providing extensive off-road parking and access to the detached double garage with twin electric doors, power and lighting.

The front gardens are principally laid to lawn with established planting and enjoy an attractive outlook across the mature oak tree, enhancing the property's impressive kerb appeal.



To the rear, the south-westerly facing gardens have been professionally landscaped by Keystone Construction to an award-winning design by Peter Cowell. Beautiful Indian stone terraces, manicured lawns, mature planting, a barked children's play area and a secluded sunken seating terrace combine to create a superb outdoor environment, perfectly suited to both family enjoyment and elegant alfresco entertaining.

## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** Detached double garage and driveway for numerous cars.

**Construction Type :** Stone and tiled roof.

**Building Safety :** None known to the vendor.

**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 National Landscapes.

**Easement, and Wayleaves or Rights of Way :** None known to the vendor.

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

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.

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

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

**Accessibility adaption information :** None known to the vendor.

**Coal field / mining area :** None known to the vendor.

### Communications :

Broadband: Superfast 10000 Mbps available in the area

Mobile signal: Vodaphone, 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:** Armitstead Barnett 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:** G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason 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 :** prompts.tinkle.amaze

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett 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

**Use of AI :** Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

**AML checks :** Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

**SUBJECT TO CONTRACT**



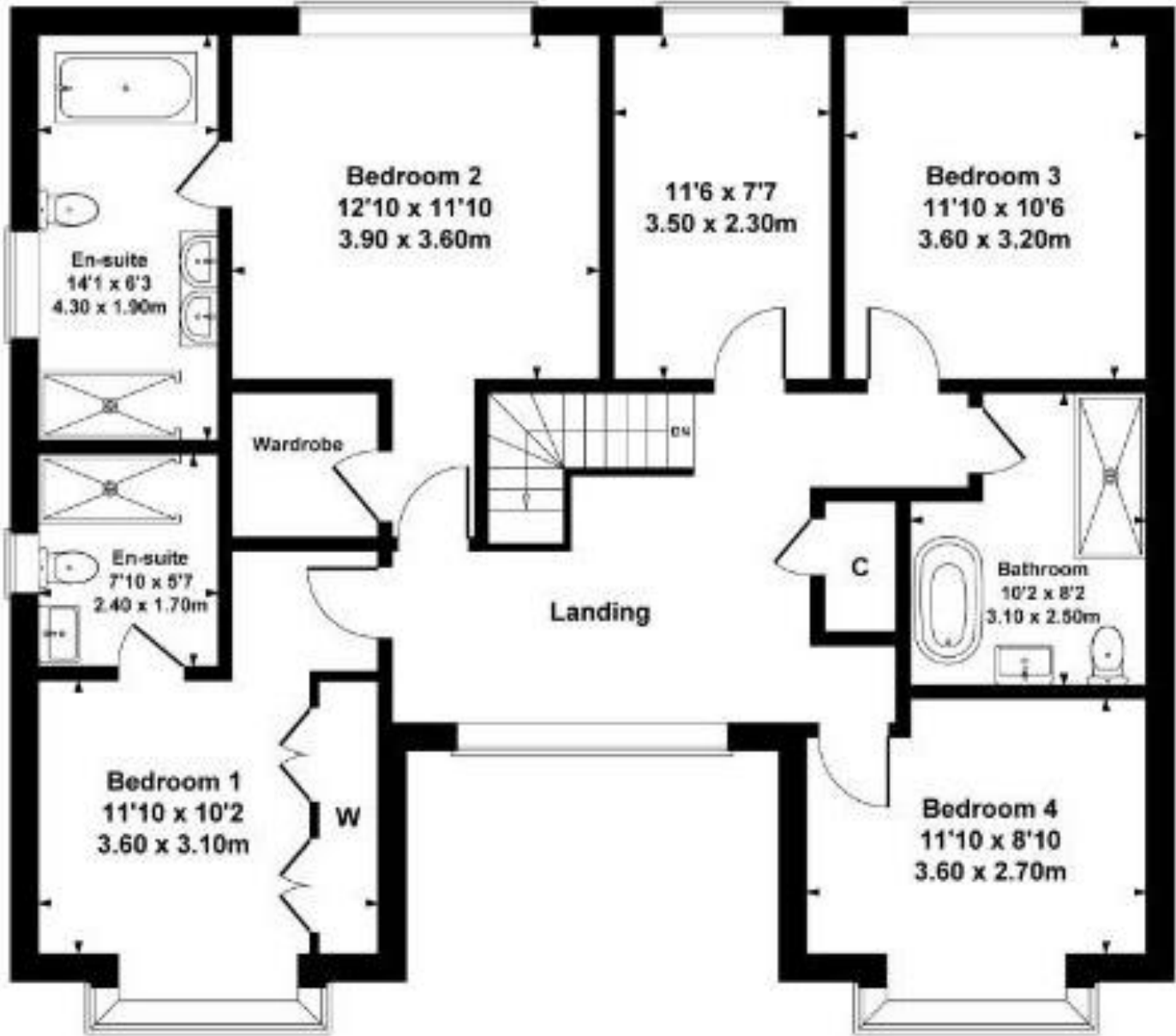


Ground Floor

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             | 86 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



First Floor



## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
[northlancs@abarnett.co.uk](mailto:northlancs@abarnett.co.uk)  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
[cumbria@abarnett.co.uk](mailto:cumbria@abarnett.co.uk)  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
[southlancs@abarnett.co.uk](mailto:southlancs@abarnett.co.uk)  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
[ribblevalley@abarnett.co.uk](mailto:ribblevalley@abarnett.co.uk)  
01200 411 155

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