



# Highcroft

Harden Road | Kelbrook | BB18 6TS

MSW HEWETSONS



# Highcroft

Guide Price of £445,000

Harden Road | Kelbrook  
BB18 6TS

A picturesque detached private house situated on the outskirts of Kelbrook with spectacular open views yet within minutes of local facilities and the motorway network. Presently offering three bedrooms but could easily be converted to four bedrooms depending on purchasers requirements. Well-planned family accommodation and quality fitments in a lovely peaceful setting.

The property is constructed of stonework with part rendered and pitched tiled roof supported on timber.

## Ground Floor

### Entrance Porch

Sealed unit double-glazed timber porch with quarry tiled floor, sturdy timber panel door, inner glazed doorway leading to:

### Reception Hallway

Sealed unit hardwood double-glazed window, double panel central heating radiator, coving and return staircase leading to first floor accommodation.

### Cloaks

Understairs hanging area with downstairs store, separate cloaks containing pedestal wash hand basin, low-level WC, sealed unit hardwood double-glazed window, single

panel central heating radiator and coved ceiling.

## Open Lounge Dining Room

### Lounge Area

Superb open lounge with sealed unit double-glazed hardwood bow window to front elevation, twin sealed unit double-glazed hardwood windows to either side of decorative chimney breast with electric fire, stonework and copper canopy. Double and single panel central heating radiators.

### Dining Area and Bar Area

Sealed unit hardwood double-glazed window to rear elevation, single panel central heating radiator and coved ceiling. Dressed stone bar area with timber bar top and fitments.

### Study

Sealed unit hardwood double-glazed French

doors leading to conservatory, double panel central heating radiator in cover, dado rail and coving.

## Conservatory

Hardwood double-glazed conservatory with ceramic tiled flooring, constructed of coursed stonework with rendered uppers. Double panel central heating radiator, light and power installed.

## Breakfast Kitchen

Range of high-quality base and wall units with matching work surfaces. 'Fagor' ceramic hob, built-in 'Hotpoint' dishwasher, built-in 'Creda' electric grill and oven, built-in fridge single drainer and stainless steel sink unit with mixer tap. Sealed unit hardwood double-glazed window to rear elevation and double panel central heating radiator.

# Particulars of sale

## Rear Porch Utility

Single drainer stainless steel sink unit, fitted base units, plumbed for automatic washing machine and dryer, single panel central heating radiator, sealed unit hardwood double-glazed window to rear elevation and sealed unit double-glazed stable door.

## Boiler Room

Oil-fired boiler providing central heating and domestic hot water.

## Double Garage

Double integral garage with twin up and over doors, light, power and water installed. Single-glazed timber window to gable elevation.

## First Floor

### Staircase

Return staircase with decorative wrought iron with timber handrail.

### Landing

Open landing with balustrade and sealed unit hardwood double-glazed window to front elevation.

### Bedroom One

Sealed unit hardwood double-glazed windows to front and gable elevations, double panel central heating radiator, fitted wardrobes and drawers. Coved ceiling.

## En-Suite Bathroom

Containing four-piece suite comprising handle grip panel bath with shower over, pedestal wash hand basin, low-level WC and bidet. Ceramic tiled walls, coved ceiling and double panel central heating radiator.

## Bedroom Two

Sealed unit hardwood double-glazed window to rear elevation, single panel central heating radiator and coved ceiling.

## Bedroom Three

Sealed unit double-glazed timber window to rear elevation, single panel central heating radiator and coved ceiling. Sealed unit double-glazed uPVC door leading to flat roof garage (suitable for conversion to fourth bedroom above garage with access via shower room).

## House Bathroom

Containing three-piece suite comprising panel bath, pedestal wash hand basin, low-level WC, ceramic tiled walls and floors. Sealed unit hardwood double-glazed window. Double panel central heating radiator, shaver point, large walk-in airing cupboard with fitted shelving.

## Shower Room

(Designed to gain access to potential fourth bedroom)  
Shower cubicle with 'Mira' fitment, ceramic walls and floors.

## External

### Driveway

The property is approached via a sweeping tree lined tarmacadam driveway.

### Gardens

The property is set in beautiful mature gardens mostly laid to lawns but with mature shrubs and floral borders.

### Services

Mains electricity, mains water, no gas, oil-fired central heating and domestic hot water and sewerage to septic tank which sits outside the curtilage of the property but is privately used by this property with easement.

### Tenure

Freehold with vacant possession upon legal completion.

### Council Tax Band 'G'

Amount payable in last fiscal year £2,612.87

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

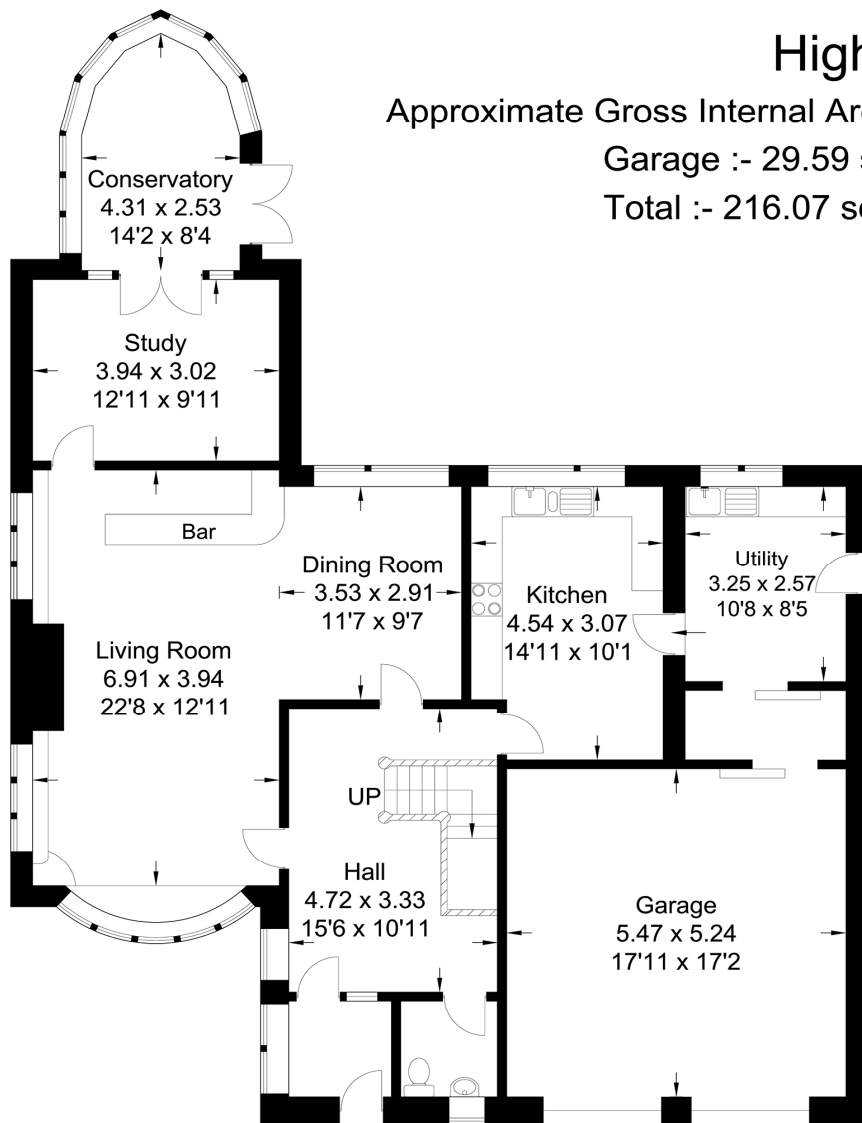


# Highcroft

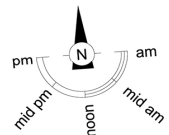
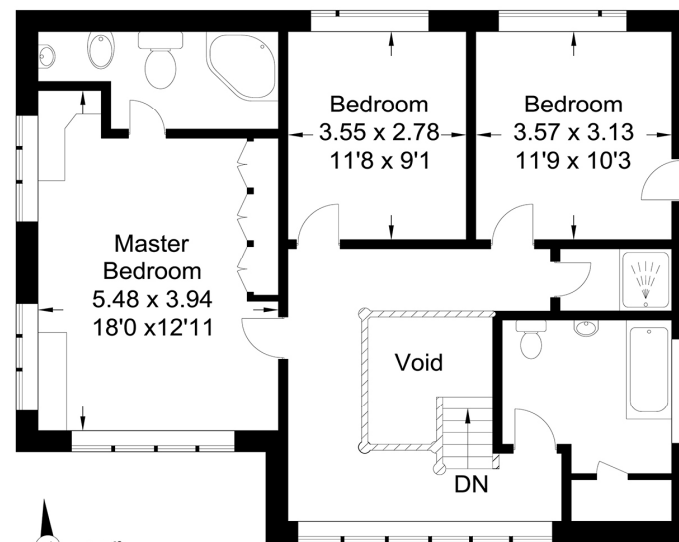
Approximate Gross Internal Area :- 186.48 sq m / 2007.25 sq ft

Garage :- 29.59 sq m / 318.50 sq ft

Total :- 216.07 sq m / 2325.75 sq ft

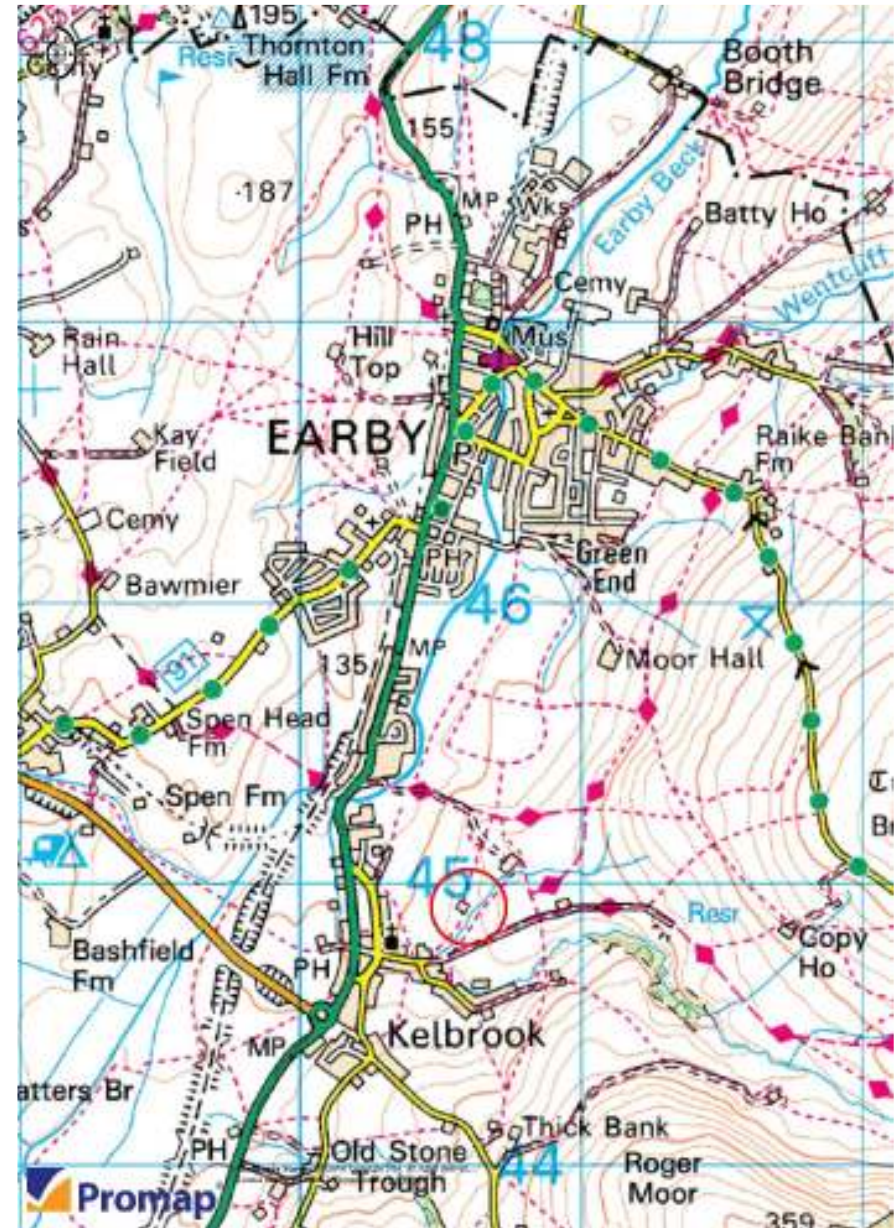


Ground Floor



First 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







**MSW HEWETSONS**

01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG