



# Berryfort

Whalley Road | Pendleton | Clitheroe | Lancashire | BB7 1PP

MSW HEWETSONS



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Guide Price of £1,795,000

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This uniquely designed property, built around 2015, is set in over an acre of private grounds. Its architecture emphasises the stunning rural views while allowing natural light to all the primary rooms. The location is both convenient for town yet easily accessible to the road network. The well-designed interior enhances the property's functionality and appeal as a family home.

The beautifully landscaped gardens connect the main living areas to patios, ideal for outdoor dining and entertaining. The property has recently been fully upgraded with immaculate decor and finishing. There is a smart system controlling the under floor central gas fired heating, hot water, electric blinds, ventilation, lighting and multi-room sound system throughout the whole of the house. To enhance the comfort and desirability of the property, additional features include high-quality flooring, solid interior doors, high tech insulation and double glazing.

## Reception Hall

Entrance door with glazed top light, feature ceiling height tall window to front elevation. Natural large slate flooring.

## Cloaks

Containing 'Duravit' wash hand basin, WC, half timber walls, spotlighting to ceiling, natural large slate flooring, window.

## Study

Natural large slate flooring, spotlighting to ceiling, timber window to side elevation.

## Cloaks Cupboard

Understairs storage.

## Utility Room

Natural slate flooring, range of fitted units with complimentary black marble work surfaces, twin chrome towel radiators. Steel staircase leading to garage, ceiling

lighting, window and rear door leading to garage.

## Garage

Attached double garage with up and over electric doors, light, power and water installed.

## Open Living Accommodation

kitchen/living/dining/snug

## Kitchen

Range of high quality limed oak kitchen fitments with stainless steel work surfaces. Built in 'Wolf' cooker with 'Wolf' hood extractor, double stainless steel sink with double drainer, waste disposal. Complimentary large island breakfast bar with marble work surface.

## Pantry

Large open pantry with stainless steel back and shelving.

## Living Area

Open lounge area with feature full windows with sliding doors to two elevations overlooking patio and garden areas, oak panel flooring through to dining area.

## Dining Area

Open dining area.

## Snug

Windows to rear elevation, natural slate flooring.

## Stairway leading to Sitting Room

## Sitting Room

Feature timber glazed doors to front elevation. Feature dressed marble fireplace with beaded back and 'Chesneys' log burning stove. Built in timber bookshelves and cupboards, spotlighting to ceiling, sliding door to inner hallway.

# Particulars of sale

**Media Room**  
Window and spotlighting to ceiling.

**First Floor**  
Modern return staircase with oak handrail.

**Landing**  
Open landing area with balcony overlooking the garden. Two skylights.

**Principal Bedroom**  
Full wall fitted wardrobes, dressing table area with mirror, drawers and side cupboards. 'Herringbone' flooring.

**Dressing Room**  
Fully fitted with sensor illuminated concealed lighting. 'Herringbone' flooring.

**Ensuite Bathroom**  
Containing five-piece suite comprising free standing boat bath, WC, bracket 'Corian' sink, large glazed shower, illuminated inset shelving, chrome radiator towel rail, ceramic walls and floors.

**Bedroom Two**  
Balcony area, windows to two elevations, spotlighting to ceiling.

**Ensuite Shower Room**  
Containing three-piece suite comprising fully glazed shower cubicle with concealed wall lighting, 'Duravit' bracket wash hand basin with cabinet, WC, ceramic tiled walls, chrome radiator towel rail.

**Bedroom Three**  
Window, spotlights to ceiling, walk in wardrobe.

**Ensuite Shower Room**  
Containing walk in shower, WC, 'Duravit' bracket wash hand basin on chrome legs, window, chrome radiator towel rail.

**Bedroom Four**  
Fitted wardrobes, spotlights to ceiling, window.

**Ensuite Bathroom**  
Containing three-piece suite comprising panelled bath with shower fitment over, 'Duravit' bracket wash hand basin, WC, half ceramic tiled walls and floor, chrome radiator towel rail.

**Bedroom Five**  
Window, spotlights to ceiling.

**Ensuite Shower**  
Comprising of three-piece suite comprising glazed shower cubicle, 'Duravit' bracket wash hand basin, WC,

feature timber walls and tiling, chrome radiator towel rail.

**Bedroom Six/Playroom**  
Twin windows, spotlights to ceiling, timber laminated flooring.

**Plant Room**  
Walk in plant room with heating system.

**External**  
Double timber electric entrance gates leading to tarmac parking area with turning area. Large gardens and patio areas to the front elevation with outdoor dining areas.

**Services**  
All main services.

**Tenure**  
Freehold with vacant possession upon legal completion.

**Council Tax**  
Band G payable to Ribble Valley Borough Council.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Berryfort

Approximate Gross Internal Area : 511.70 sq m / 5507.89 sq ft

Garage : 58.78 sq m / 632.70 sq ft

Total : 570.48 sq m / 6140.59 sq ft



For illustrative purposes only. Not to scale.

Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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