

Manor Road, Colne

Total Approx. Floor Area 3100 Sq.ft. (288.0 Sq.M.)

Surveyed and drawn by Lens Media 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.

Ground Floor
Approx. Floor Area 1390 Sq.Ft. (129.1 Sq.M.)

Lower Ground Floor
Approx. Floor Area 940 Sq.Ft. (87.3 Sq.M.)

First Floor
Approx. Floor Area 652 Sq.Ft. (60.6 Sq.M.)

Outbuilding
Approx. Floor Area 118 Sq.Ft. (11.0 Sq.M.)

The floor plan consists of four main parts: the Ground Floor, Lower Ground Floor, First Floor, and an Outbuilding. The Ground Floor (1390 Sq.Ft) includes a Sun Lounge, Dining Room, Lounge, Kitchen, Breakfast Room, and a large Garage. The Lower Ground Floor (940 Sq.Ft) features a Walk Way, Reception Room, Office, Storage, and two more Store Rooms. The First Floor (652 Sq.Ft) has a Main Bedroom, two other Bedrooms, a Landing, and a Bathroom. The Outbuilding (118 Sq.Ft) contains an Office, Reception Room, Storage, and two Store Rooms. A separate Shed (7.10 x 6.72) is also shown. A compass rose indicates North is towards the top-left.

Floor	Room	Dimensions (ft)	Dimensions (m)
Ground Floor	Sun Lounge	14.9 x 7.7	4.49 x 2.31
	Breakfast Room	11.5 x 6.8	3.48 x 2.02
	Dining Room	12.9 x 11.0	3.88 x 3.36
	Lounge	17.0 x 12.11	5.18 x 3.93
	Garage	16.11 x 16.2	5.15 x 4.92
	Kitchen	17.10 x 6.8	5.21 x 2.07
	Conservatory	14.9 x 7.7	4.49 x 2.31
	Store Room	13.0 x 6.5	3.97 x 1.96
	Reception Room	12.5 x 11.11	3.79 x 3.64
	Office	16.1 x 14.8	4.91 x 4.46
Lower Ground Floor	Walk Way	23.3 x 5.10	7.08 x 1.79
	Store Room	13.0 x 6.5	3.97 x 1.96
	Reception Room	12.5 x 11.11	3.79 x 3.64
	Office	16.1 x 14.8	4.91 x 4.46
	Storage	3.41 x 1.20	1.12 x 0.31
	Store Room	13.0 x 6.5	3.97 x 1.96
	Reception Room	12.5 x 11.11	3.79 x 3.64
	Office	16.1 x 14.8	4.91 x 4.46
	Storage	3.41 x 1.20	1.12 x 0.31
	Store Room	13.0 x 6.5	3.97 x 1.96
First Floor	Main Bedroom	17.8 x 12.11	5.38 x 3.93
	Bedroom	12.6 x 11.0	3.82 x 3.36
	Bedroom	8.11 x 7.7	2.73 x 2.23
	Bathroom	4.07 x 7.5	1.24 x 2.26
	Landing	4.22 x 2.19	1.28 x 0.67
	W.C.	4.07 x 7.5	1.24 x 2.26
	W.C.	4.07 x 7.5	1.24 x 2.26
Outbuilding	Office	16.1 x 14.8	4.91 x 4.46
	Reception Room	12.5 x 11.11	3.79 x 3.64
	Storage	3.41 x 1.20	1.12 x 0.31
	Store Room	13.0 x 6.5	3.97 x 1.96
	Reception Room	12.5 x 11.11	3.79 x 3.64
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	Office	16.1 x 14.8	4.91 x 4.46

Price £589,950



Council Tax Band: G



A spacious four-bedroom detached family home situated in a highly desirable position on Manor Road, Colne. Enjoying an elevated setting, the property boasts impressive open views and generous living accommodation throughout.

Description

This impressive four-bedroom detached residence occupies an enviable position with far-reaching views across the lake, surrounding woodland and open countryside. Arranged over three generous levels, the property offers exceptionally versatile accommodation, including the potential to create an additional bedroom or self-contained living space on the lower ground floor.

The approach is both charming and welcoming, with a pedestrian gate leading along a stone pathway beneath a wooden archway to the front entrance. Upon entering, a spacious and well-presented hallway immediately sets the tone for the quality found throughout, providing access to the main reception rooms, kitchen and staircase to the upper floor.

The main living room is a standout feature, centred around an elegant fireplace and opening into a bright sun lounge. From here, uninterrupted panoramic views of the lake and countryside create a striking visual impact, while the elevated conservatory beyond provides an ideal space for relaxing or entertaining, with direct access to the garden.

A separate dining room offers a warm and inviting setting, perfect for family meals and hosting guests. The kitchen is finished to an excellent standard, featuring marble work surfaces, a comprehensive range of integrated appliances and generous storage. This is complemented by a breakfast area enjoying picturesque views and a well-equipped utility room with external access.

The first floor hosts three well-proportioned bedrooms, all benefitting from attractive outlooks. The principal bedroom enjoys fitted wardrobes and direct access onto a full-length balcony, offering breathtaking views across the lake and surrounding landscape. A recently refurbished family bathroom, finished to a high standard, is complemented by a separate W/C.

The lower ground floor offers remarkable flexibility and is ideal for multi-generational living or guest accommodation. Currently arranged with an office, additional living room, sunroom, kitchenette, double bedroom and bathroom, this level could easily function as a self-contained apartment. Alternatively this would also work as a home office.

Adding a further touch of luxury, the lower level also includes a private sauna, creating a peaceful space for relaxation. The layout and access make this area equally suitable for independent living or integrated family use.

Externally, the property is set within landscaped gardens to the front and rear, with a generous driveway providing ample off-road parking and a double garage. Multiple seating areas are positioned to take full advantage of the stunning views, with gated access leading towards the lakeside (subject to use). Further benefits include CCTV, exterior security lighting and separate alarm systems, completing this unique and highly desirable home.

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