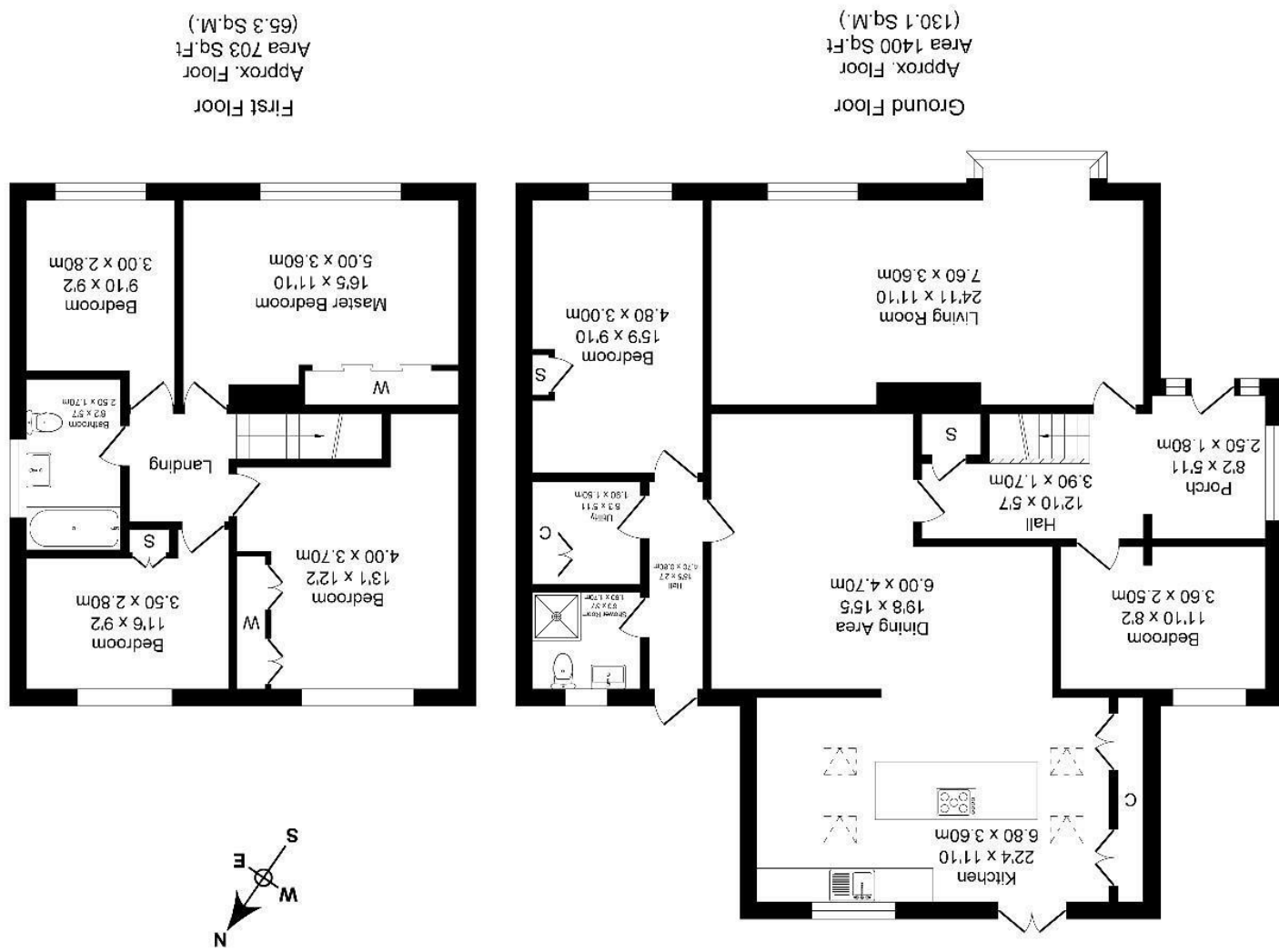




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

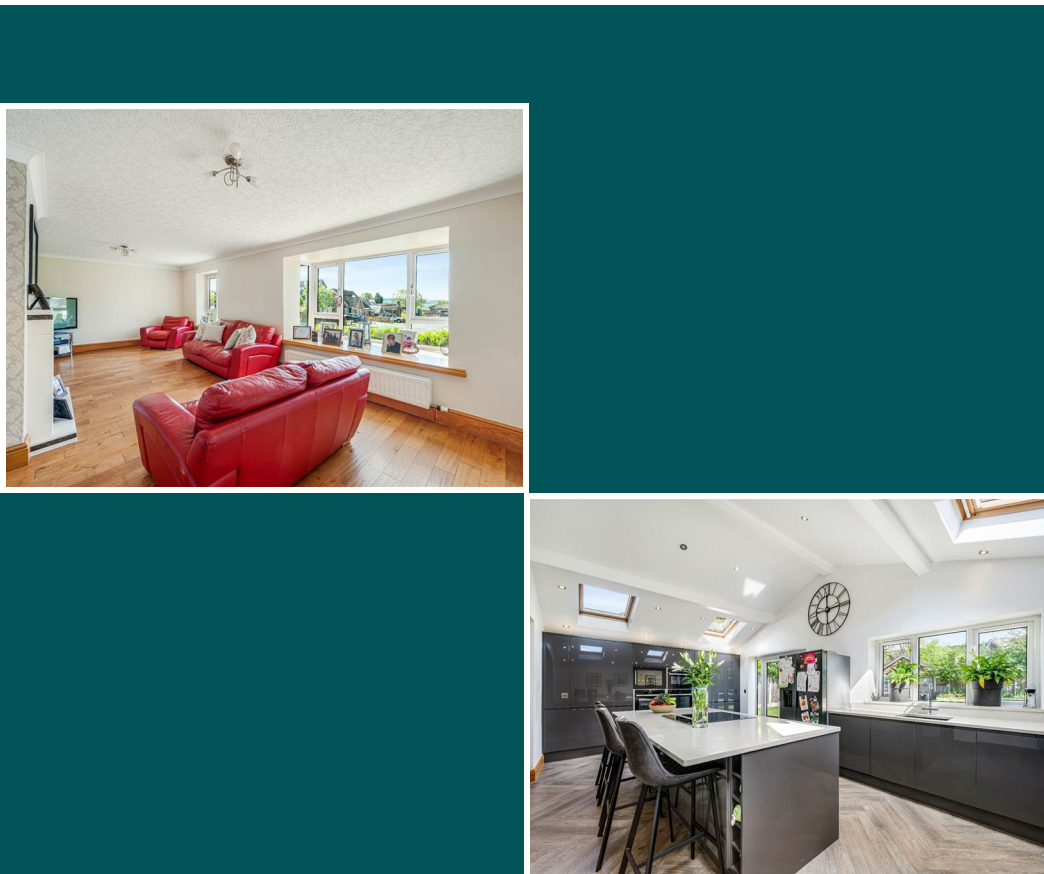


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Total Approx. Floor Area 2103 Sq.ft. (195.4 Sq.M.)
14 Woodhead Road, Read, Burnley, BB12



Offers In The Region Of £550,000



14 Woodhead Road
Read
Burnley
BB12 7PH



Council Tax Band: E



Petty Real are delighted to present to the market this exceptional five/six-bedroom detached family home, situated on Woodhead Road in the highly sought-after village of Read, within the beautiful Ribble Valley. Offering an outstanding opportunity to acquire a substantial family residence, this character-filled home is ideally positioned within the catchment area of highly regarded local schools and benefits from excellent access to nearby amenities.

Boasting charm and spacious accommodation throughout, the property enjoys stunning panoramic countryside views and ample off-road parking to the front. To the rear, the generous outdoor space features a blend of lawn and decking areas, creating the perfect setting for children to play, outdoor entertaining with family and friends, or those with a passion for gardening, with plenty of space for growing plants, fruits, vegetables, or even adding a greenhouse. A truly impressive home in a desirable semi-rural location.

Property Description

Upon entering the property via the front entrance, you are welcomed into a practical and inviting porch (2.50m x 1.80m), offering an ideal space for coats, shoes, and everyday storage, before proceeding into the central entrance hall (3.90m x 1.70m) which immediately sets the tone for the generous proportions found throughout this exceptional family home.

Positioned to the right of the hallway is the beautifully appointed principal reception room (7.60m x 3.60m). This impressive living space offers ample room for a variety of freestanding furnishings and benefits from a charming box bay window, complemented by an additional window further along the room, both framing stunning open views across the surrounding countryside. A wonderfully bright and relaxing space, ideal for both everyday family living and entertaining.

Across the hall is a versatile additional room currently utilised as a home office, measuring (3.60m x 2.50m). Offering excellent flexibility, this room could equally serve as a sixth bedroom, playroom, games room, or guest accommodation depending on individual requirements.

To the rear of the property, the home opens into a substantial dining and secondary reception area (6.00m x 4.70m). This sociable space forms the heart of the home, providing ample room for formal dining, family gatherings, or an additional lounge area, whilst seamlessly flowing into the stunning kitchen extension.

The bespoke kitchen extension (6.80m x 3.60m) is a standout feature of the home, designed to maximise both style and practicality. Flooded with natural light from four overhead skylights and expansive patio doors opening onto the rear garden, this beautifully bright space creates an effortless indoor-outdoor connection. The kitchen itself benefits from extensive integrated storage, built-in ovens and microwave facilities, with the sink perfectly positioned beneath the rear-facing window overlooking the garden.

Accessed via the dining area is the fifth bedroom (4.80m x 3.00m), a generously sized and privately positioned room that could be ideal for guests, older children, or multi-generational living, offering the potential for its own self-contained living quarters.

Adjacent is the utility room (1.90m x 1.50m), fitted with space for both a washing machine and tumble dryer, alongside additional worktop and storage solutions. Completing the ground floor accommodation is the contemporary shower room (1.90m x 1.70m), fitted with a three-piece suite comprising a walk-in shower enclosure, wash basin, and WC.

Ascending to the first floor, the principal bedroom (5.00m x 3.60m) is located to the front elevation and offers a spacious and tranquil retreat, complete with fitted wardrobes and ample room for larger bedroom furnishings.

Bedroom two (4.00m x 3.70m) overlooks the rear of the property and also benefits from integrated wardrobes, making it an ideal space for a teenager or older family member.

The family bathroom (2.50m x 1.70m) is fitted with a modern three-piece suite comprising a panelled bath with overhead shower, wash basin, and WC.

Bedrooms three (3.50m x 2.80m) and four (3.00m x 2.80m) are both well-proportioned rooms, perfectly suited for younger children, guest accommodation, or additional study space.

Set within one of the most desirable locations in the Ribble Valley, this exceptional family home offers a rare combination of versatile living accommodation, breathtaking countryside surroundings, and excellent access to highly regarded local schools and amenities. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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