



## Lynnwood House, Clitheroe Road, West Bradford

Offers Around £825,000

A charming detached Gentleman's residence of considerable refinement standing within stone walled, secure gardens of immense beauty; each quintessentially traditional English in design and concept. Pleasantly bounded by West Bradford Brook and with plentiful secure parking, the detached double garage has permission to create a ground floor kitchen and first floor residential annexe. Superbly presented inside and out, the accommodation briefly comprises ground floor: porch, reception hall, cloakroom, lounge, dining room, breakfast kitchen, utility room. First floor: four well balanced bedrooms - the master most sumptuous, en-suite and house bathrooms. There are three externally accessed cellar compartments above ground comprising office, utility and boiler/drying room. (2,463 sq ft/228.8 sq m approx/EPC: D).

A full inspection is deemed necessary in order to fully appreciate its undeniable quality and appeal. NO UPWARD CHAIN.





# Lynnwood House, Clitheroe Road, West Bradford

## Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace. Continue over the next roundabout into Waddington Road. Proceed under the railway bridge and out of Clitheroe, crossing the River Ribble and continuing into Waddington. Drive through the village, turning right directly in front of the Higher Buck towards West Bradford. Once in West Bradford proceed past the Three Millstones, going over the bridge and turning next right. Lynnwood House can be found on the right-hand side (third property).

## Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to both column and panelled radiators. The system runs on two boilers; a Worcester Greenstar boiler fitted March 2024 and located in the basement boiler room with a Worcester 24Si situated in the utility room. Council tax payable to RVBC Band G. Freehold tenure.

## Additional Features

The property has PVCu double glazed windows and external doors, external garden lighting and power sockets, galvanised and powder-coated railings to perimeters, an alarm system. The superior quality curtains and various garden urns /troughs etc are available by separate negotiation. Of particular note, planning permission was granted 11th March 2024 to raise the garage roof in order to create a detached ground floor kitchen and first floor residential annexe. Application Number 3/2023/0976.

## Location

A highly sought after village, pleasantly located between Waddington, Grindleton and Clitheroe, convenient for Waddington and Grindleton Primary Schools, Bowland High School and CRGS.

## Accommodation

Lynnwood is a handsome double fronted detached house created from three former mill owners cottages. Approached over stone flagged footpaths leading to a substantial central porch providing plenty of space for coats and footwear. In the middle of the house, a square reception hall from which a railed staircase rises to the first floor. Discreetly positioned adjacent to the main hall there is a two-piece cloakroom with a low suite wc and a pedestal washbasin. There is a separate cloaks cupboard and shoe storage cupboard. The elegant lounge has dual aspect windows with a Minster stone chimney-piece and a log effect living flame gas fire for instant warmth and ambience; either side of it arched display alcoves. Beneath each window you'll see period cast iron column radiators and above there are two ceiling light roses. With an opening to the breakfast kitchen, the ample dining room is a place you'll enjoy entertaining guests. Square in shape, it has dual aspect windows and a coal effect living flame gas fire. An impressive limestone floor continues into the kitchen, creating a seamless flow of space. The traditionally styled kitchen cabinetry features hand painted timber doors paired with luxurious granite counters and a fluted draining board. Fridge, freezer and dishwasher are integrated and there is a gas fired Cookmaster range style cooker with seven rings, two ovens and a grill. The sink is an under-counter Blanco with a swan neck mixer tap. Beyond the rear door you'll see a small porch with access to the rear drive. There is a separate utility room with plumbing for a washing machine and a tiled floor. One of the two boilers is located in here.

On the first floor there are four well balanced bedrooms. The sumptuous master is positioned above the equally spacious lounge. It too has dual aspect windows with the rear looking across the Brook towards the stone arched bridge. Fitted furniture along one wall consisting of wardrobes, drawers and shelved cupboards. There is a three-piece en-suite bathroom comprising a vanity washbasin, low suite wc and an "air bath". Towels warm on a ladder radiator and there is a shelved airing cupboard with a panelled radiator. Bedrooms 2 and 3 are both front facing doubles, each with built-in robes. Bedroom 4 is a generous single. The equally stylish three-piece house bathroom comprises a glazed quadrant cubicle with a thermostatic shower and easy-clean shower board, pedestal washbasin and a low suite wc. A ladder radiator for towels and a built-in toiletries cupboard.

## Outside

Sit proudly within stone walled gardens of considerable beauty, the roadside wall has galvanised metal railings, a security gate and electrically operated oak timber gates that open to the gravelled front drive which leads to the detached garage. The garage has planning permission to increase the roof height in order to create detached ground floor kitchen and first floor residential annexe; ideal for both family or guest use. Built from concrete block with a dash rendered finish, it has an electric roller shutter door, windows overlooking the garden, light and power. Behind the house is a further gated drive which offers additional off-road secure parking if required. The delightful garden is quintessentially English in concept with a box edged footpath, limestone edged planting beds, a feature pond with a central urn and three stunning silver birch trees. The beds were conceived and planted out by the RHS award winning Holden Clough Nursery. With an east – south/easterly orientation, the garden enjoys a sun-drenched aspect. You can reach the lower level patio area either by seven shallow steps or a gently sloping walled ramp. Bordering the brook, you can enjoy the gently rippling water as it passes by. This section is part stone walled and part metal railed with gated access to some steps that reach down to the Brook bank. Attached to the garage is a metal railed dog kennel and beneath the house are three individual compartments. One has a sink, kitchen cabinetry and plumbing for a washing machine, the middle one houses the central heating boiler and is great for airing clothes, with the third fitted out as an office with a glazed door and casement window overlooking the patio. The abundant sound of bird song leaves an abiding pleasant memory.

Be sure not to miss this very special property.

## Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

LOWER GROUND FLOOR



GROUND FLOOR



2ND FLOOR



GARAGE



LYNNWOOD, CLITHEROE ROAD, WEST BRADFORD, BB7 4ST

TOTAL FLOOR AREA : 2463sq.ft. (228.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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