



6 Shaw Bridge Street, CLITHEROE

£550,000 Freehold

INCREDIBLE SPECIFICATION AND UNIQUELY DESIGNED FOUR BEDROOM MEWS PROPERTY IN CENTRAL CLITHEROE LOCATION Presented to the market with no onward chain, this exceptional, Grade II listed property presents a rare opportunity to acquire such a prestigious property in a prime Clitheroe position.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Located in the heart of the picturesque town of Clitheroe, this extraordinary four bedroom mews house boasts a unique four-story layout that exudes charm and character. The property welcomes you with a driveway providing convenient parking space for two cars, leading to a rear courtyard garden where moments of relaxation await.

Step inside to discover a high-quality specification finish throughout. The ground floor offers a cosy lounge with a wood burner, an office, utility, and a convenient downstairs WC. Completing the downstairs is the spacious kitchen diner serving as the social hub of the home. Complete with an island, dining table, appliances, and solid wood work surfaces, this area is perfect for entertaining family and friends. Ascend to the first floor to find a large double bedroom, a family bathroom, and a versatile hallway that could double as an office or potentially a fourth bedroom. The second floor hosts another large double bedroom and an extraordinary four-piece bathroom, providing ample comfort and luxury for its residents. The crowning jewel of this residence is the incredible attic room, featuring a vaulted ceiling, mezzanine floor, and original beams, creating a truly spectacular living space while offering the potential for a master suite.



Lounge

Tiled flooring, multifuel stove, two panel radiators, wooden, secondary glazed window

Office

Tiled flooring, fitted shelves, panel radiator, single glazed window

Kitchen Diner

Range of fitted wall and base units with contrasting solid wood worksurfaces, sink and drainer, plumbed for dishwasher, space for fridge freezer, integral oven, microwave oven and warming drawer, space for gas Aga, fitted solid wood dining table, Kitchen island comprising of gas hob, extractor fan, breakfast bar and drawers. Under stairs storage, tiled flooring, two panel radiators, double glazed window and French doors to garden, double glazed velux window.

Utility Room

Range of fitted wall and base units with contrasting solid wood worksurfaces, sinks and drainer, plumbed for washing machine and tumble dryer, boiler, Wc, tiled flooring, panel radiator

Attic Room/Bedroom 1

Attic room with vaulted ceiling featuring original beams and mezzanine floor, mostly carpet flooring with oak flooring in the office area, media wall, two panel radiators, four wooden windows

Bedroom 2

Carpet flooring, open fire, panel radiator, two single glazed windows

Landing/Bedroom 4

Carpet flooring, potential for bedroom four, panel radiator, single glazed window

Bathroom

Three piece suite with freestanding bath, Wc and sink, heated towel rail, tiled flooring, two single glazed windows

Landing 2

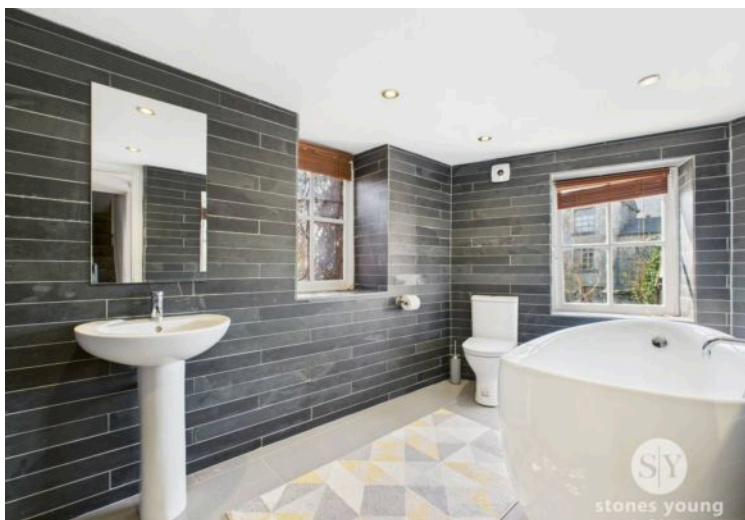
Carpet flooring, storage cupboard, single glazed window

Bedroom 3

Carpet flooring, fitted wardrobes, panel radiator, two double glazed windows

Bathroom 2

Four piece suite with walk in shower, freestanding bath, Wc, couples sink with storage, two heated towel rails, tiled flooring, two single glazed windows







Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2053.76 ft²

Reduced headroom

15.18 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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