

5 SADDLERS MEWS  
CLITHEROE  
BB7 1AF

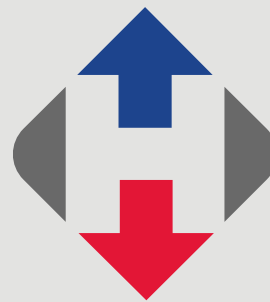
£269,950



- Unique 3-storey detached home
- Situated on a picturesque square
- Large open-plan living dining kitchen
- 3 bedrooms, modern shower room
- First floor lounge with views
- One-off town centre opportunity
- Gas CH & double glazing
- 101m<sup>2</sup> (1,091 sq ft) approx.

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**A hidden gem. Saddlers Mews is located in the heart of Clitheroe town centre, but is tucked away from the main street on an attractive stone flagged square with a mixture of stunning residential townhouses, along with the superb Toms Table restaurant and bar. Ideal for young professionals, investors or anyone who enjoys a town centre lifestyle, the property offers unique accommodation over 3 floors.**



**The property was fully renovated by the current owners after purchase in 2021 with a new kitchen and bathroom fitted, all internal doors and the external door replaced, new boiler fitted and the property redecorated.**

**On the ground floor there is a stunning open-plan living dining kitchen and cloakroom. On the first floor is a large lounge with views over the square towards Pendle Hill, along with the third bedroom. The second floor offers a master bedroom, second bedroom and a modern 3-piece shower room.**

**The property enjoys use of the square outside and a raised Indian stone flagged patio area to the front of the kitchen.**

**LOCATION:** From our sale office walk along Castle Street and turn right just after Three Wishes sweet shop signposted for Toms Table. Follow the pathway down onto the square and number 5 is on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

#### **OPEN-PLAN LIVING DINING KITCHEN:**

**Dining Room:** 4.4m x 4.0m (14'4" x 13'1"); with glazed external doors, tiled flooring and low voltage lighting.

**Kitchen:** 3.2m x 3.9m (10'4" x 12'8"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, breakfast bar, built-in electric oven, 4-ring induction hob, single drainer sink unit, plumbed and drained for an automatic dishwasher or washing machine and laminate wood effect flooring.

**CLOAKROOM:** With a 2-piece white suite comprising a low level w.c. and wash-hand basin.

#### **UPPER GROUND FLOOR:**

**ENTRANCE HALL:** With composite external door, staircase down to the kitchen and staircase up to the lounge.

#### **FIRST FLOOR:**

**LOUNGE:** 4.5m x 5.6m (14'10" x 18'4"); with television and telephone points and views over the square towards Pendle Hill.

**BEDROOM THREE:** 2.2m x 2.2m (7'3" x 7'3").

#### **SECOND FLOOR:**

**LANDING:** With low voltage lighting, built-in storage cupboard and exposed beams.





**BEDROOM ONE:** 4.5m x 2.8m (14'9" x 9'4"); with low voltage lighting.

**BEDROOM TWO:** 2.2m x 3.8m (7'3" x 12'4").

**SHOWER ROOM:** With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, majority tiled walls, heated stainless steel towel rail, low voltage lighting, extractor fan and vaulted ceiling.

**OUTSIDE:** The property is situated on a decorative courtyard which is majority Indian stone flagged with contemporary sculptures, water features and seating areas. There are views over Clitheroe towards Pendle Hill and pathways to the town centre, Moor Lane and Lowergate.

A raised Indian stone flagged patio area is located to the front of the property which can be accessed from the living dining kitchen.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in wooden frames.



**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Freehold.

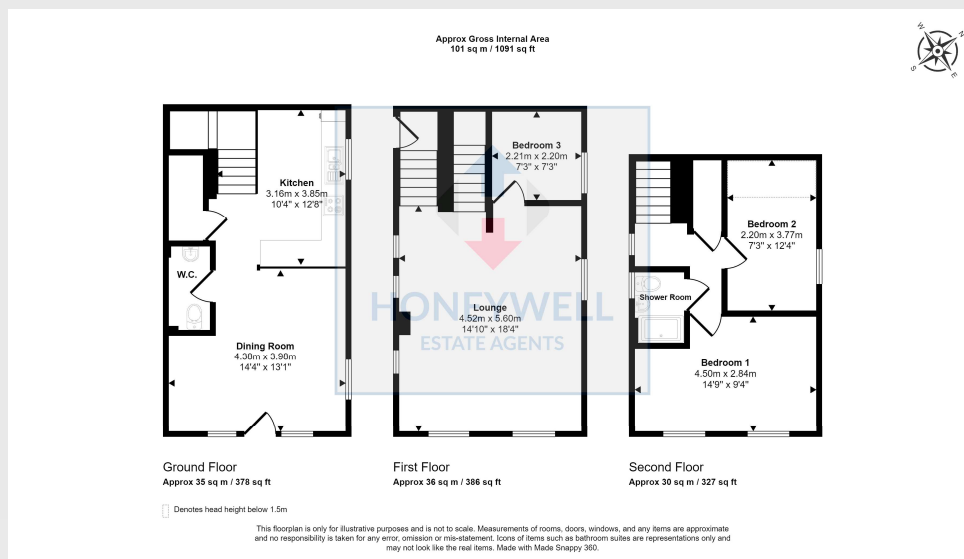
**COUNCIL TAX:** Currently unregistered but was previously Band D.

**EPC:** The energy efficiency rating of the property is C.

**VIEWING:** By appointment with our office.

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MJ/CJ/140624

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