

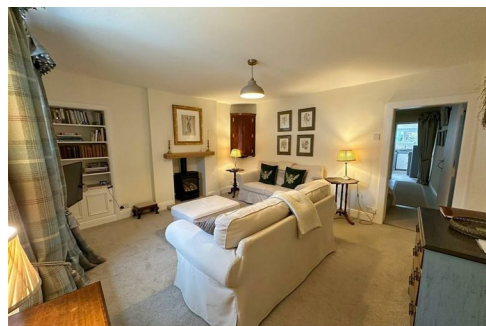


86 Bawdlands,  
Clitheroe

Chain Free £215,000

An absolutely gorgeous stonebuilt terrace cottage oozing style and character. Brimming with genuine period features, the accommodation is arranged over three floors including a two-room basement. Impeccably presented it briefly comprises ground floor: sitting room, dining room, kitchen. Lower ground floor: utility/boot room, a separate two-piece cloakroom and a den. First floor: two double bedrooms and an excellent three-piece shower room. To the rear a delightful stone walled garden. Pleasantly situated near to the Castle Park, a short walk into town. (1,233 sq ft/114.6 sq m approx/EPC: D).

Certainly one of the best of its kind. Early viewing is strongly recommended. NO UPWARD CHAIN.



## 86 Bawdlands, Clitheroe

### 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, bear left before the railway bridge and continue past the railway station and Booths Supermarket. Cross the railway bridge and you'll have arrived at Bawdlands. As the road levels the property can be found on the right-hand side a little after Blakeys Locksmiths.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from an Alpha condensing combination boiler with a Hive control. The property is currently rated for business rates as an Airbnb, however it was previously rated Band B with rates payable to RVBC. Freehold tenure subject to an annual rent charge of £17s2d (not collected).

### Additional Features

The property has a combination of PVCu double glazed windows and painted wood single glazed windows. There are window shutters to the front two windows. Tongue-and-groove boarded doors with latch-type handles and period hinges, exposed beams and floorboards. Alcove cupboards and display shelving.

### Accommodation

A shallow flight of three stone steps with metal handrails to the front door, opening to a sitting room, square in shape with a gas fired log effect stove to create instant warmth and ambience. To the left alcove recess a built-in cupboard with four display shelves. The window is mock sash with shutters to mid height and on the outside wall a metal framed window box for planting out. The equally spacious dining room has two shelved alcoves, one open, the other with a panelled door. There are exposed floor boards and from here the staircase rises to the first floor; timber panelling to the understairs area with a wrought iron metal hand-rail and newel post and a glass balustrade. Cute and compact the kitchen offers stylish practicality with both fixed cupboards and open shelving. There is a double drainer stainless steel sink unit with a mixer tap and a stainless steel counter, dishwasher, cooker and fridge/freezer. Particularly light with a partially sloping tongue-and-groove boarded ceiling and a window overlooking the rear garden.

The access to the basement and garden is covered, with a quarter return of time-worn steps to what is likely its original door. Natural light enters through a casement window and the floor is part stone flagged. The first room is used as a utility/boot room with a Belfast pot sink and plumbing for a washing machine (included), a radiator and a separate two-piece cloakroom consisting of a low suite wc (Saniflo) and a pedestal washbasin with a Red-ring hot water heater. The walls are part tiled/part tongue-and-groove panelled and there is a Ventaxia extractor. The floor is tiled. The den mirrors the sitting room and has a quarry tiled floor with a slim casement window at pavement height. There is a stone fire surround, a part exposed stone wall, a radiator and wall recesses which were originally for a door and window.

On the first floor there are two bedrooms consisting of a front facing exceptionally spacious double with a part sloping ceiling, exposed beam and a cast iron fireplace. The mock sash window has full height shutters. Bedroom 2 is a cosy double with built-in wardrobes and cupboards and a window overlooking the rear garden. It too has a partial sloping ceiling with an exposed beam. The three-piece bathroom has shower-board on two walls and comprises a corner cubicle with glass panels and a thermostatic shower with both a fixed rainfall head and a hand-held wand, vanity washbasin and a low suite wc.

### Outside

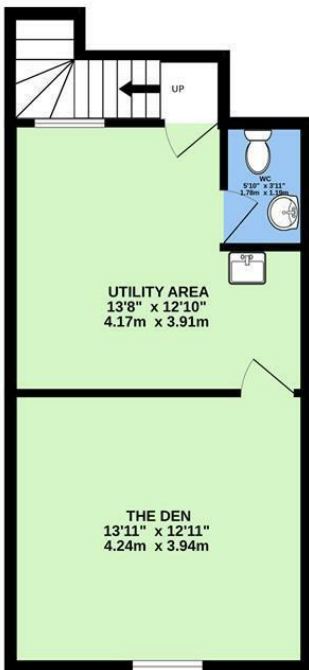
The delightful stone walled rear garden has a stone flagged patio and footpath with planting beds and a rear gate; an inviting space to sit and relax when the sun shines.

..  
NO UPWARD CHAIN.

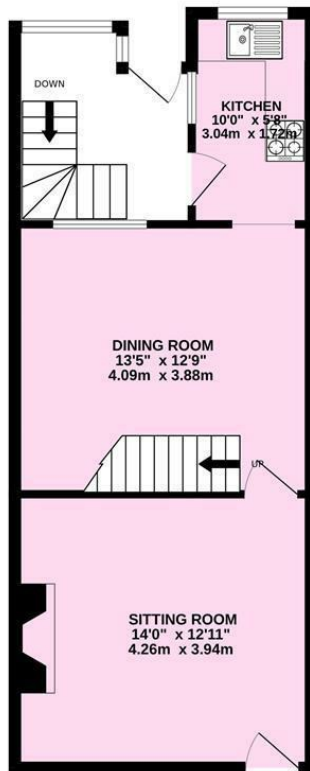
### Viewing

Strictly by appointment.

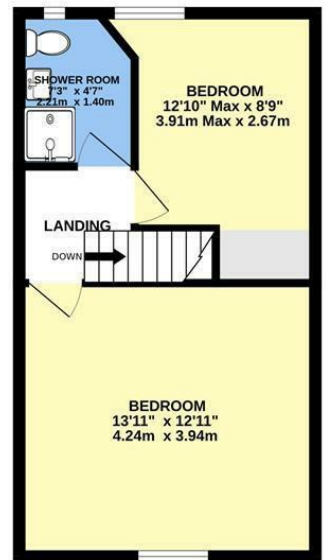
**BASEMENT**  
397 sq.ft. (36.9 sq.m.) approx.



**GROUND FLOOR**  
478 sq.ft. (44.4 sq.m.) approx.



**1ST FLOOR**  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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