



Oak Cottage Cross Lane,
Waddington

Price £750,000

Oak Cottage is situated on a delightful leafy lane just out of the village, off the Fell Road.

Surrounded by gorgeous gardens and enjoying sublime long range views across the valley. Impeccably presented the property has been extended and extensively refurbished.

The gated courtyard drive provides enviable levels of parking and there is a double garage and carport too. Built to a two-storey chalet style with bedrooms and bathrooms on both floors. It comprises ground floor: hall, cloakroom, lounge, sitting room, dining room, kitchen diner, utility, two double bedrooms (one with an en-suite).

On the first floor there are two more bedrooms (one with an en-suite) and the house bathroom.

(1,948 sq ft/181 sq m approx).

Beautifully rural, but definitely not isolated, just a few minutes from the village hustle and bustle and five to Clitheroe.



Oak Cottage Cross Lane, Waddington

Directions

When travelling from our office proceed to the end of York Street turning left at the roundabout into Well Terrace. Continue into Waddington Road, under the railway bridge, over the river bridge and into the village itself. Proceed past the Waddington Arms and the Higher Buck taking the Fell Road out of the village. After a short while take the first turning on the left which is Cross Lane. Proceed along here for approximately a third of a mile and you'll come to Oak Cottage on your left hand side with a signpost clearly displayed.

Services

Mains supplies of electricity, water and drainage. Oil fired central heating to radiators from a Worcester boiler and a Gledhill mains pressure water storage tank linked to solar roof panels on the garage roof. Council tax is payable to RVBC Band E. The tenure is Freehold.

Additional Features

Powder coated aluminium main door, sliding double glazed door in the kitchen and French doors in the lounge, the remainder being hardwood double glazed windows. Karndean flooring, LED down-lighting. Neff appliances in the In-toto kitchen complemented by Silestone counters. Brushed stainless steel light switch and plug socket covers in the kitchen. Quality sanitaryware including Laufen, Hansgrohe, Vardo, Aqualisa and Vitra.

Accommodation

The front door opens to a hall which gives access to all the ground floor rooms; a staircase rising to the first floor. A two piece cloakroom is located off the hall. The lounge is nicely square and within a carved stone chimney-piece sits a solid fuel stove, ensuring you'll stay snug and warm in the colder months. Beautiful views are enjoyed from the French doors which open onto a patio. The sitting room gives another option and it too enjoys the view from its window-seat. Glazed doors open to an ample dining room, but for most meals the family use the kitchen diner. These three rooms have a particularly connected feel and work so well together in this semi open plan arrangement. Helping accentuate that flow is the Karndean flooring in each of these rooms, continuing into the utility also. The very much on trend kitchen cabinetry from In-toto has contrasting Silestone counters, island unit, dining table and upstands; the fluted drainer incorporating a Blanco sink with a Quooker boiling water tap. Within the island is an induction hob beneath a ceiling mounted extraction system. There is a fan assisted oven, combination microwave oven and a plate warmer. The integrated appliances comprise a larder fridge, tall freezer and a dishwasher (all Neff). The cabinetry provides particularly well designed storage and when the weather allows you have an alfresco option on the patio. The fixed dining table is designed for four, though will stretch to five comfortably. You'll find similar attention to detail in the well fitted out utility with a Blanco sink, spaces for washing machine, dryer and an upright fridge freezer.

There are two double bedrooms on the ground floor; the larger with a three piece en-suite shower room comprising a glazed cubicle lined with aqua board and with a Hansgrohe thermostatic shower. Low suite wc and vanity washbasin. The walls are part tiled, the floor has Karndean tiling and towels warm on a chromed ladder radiator.

A staircase leads to a chalet style first floor arrangement, good use made of the landing with further built-in storage. The master bedroom captures the best view and includes built-in wardrobes, dressing table and bed-side cabinets. Its luxurious en-suite wet room is fully tiled; walls and floor, with a Hansgrohe thermostatic shower, concealed cistern wc and a wall hung basin (Laufen). Towels warm on a chromed ladder radiator and the ceiling is clad in easy clean Aqua board. The other first floor bedroom takes twin beds and has a built-in cupboard. The house bathroom is another excellent installation, briefly comprising a panelled bath with an Aqualisa thermostatic shower and glazed screen over, concealed cistern wc and a washbasin vanity unit with a Vardo monobloc mixer tap. Karndean flooring and a chromed ladder radiator.

Outside

Approached easily from Cross Lane, a gated tarmac drive provides substantial off-road parking. There is a wide and tall carport and a high specification large double garage that would put some houses to shame. There is an electrically operated sectional door and hardwood personnel door. Double glazed windows on three elevations and a two piece wc. Along the rear wall fitted cupboards, a stainless steel sink unit and space for a fridge. Double skinned, it is insulated, has a radiator and a frost heater in the wc. A timber staircase gives access to a mezzanine storage and there is a heavy duty rolled steel joist to accommodate a chain hoist; ideal for the committed car enthusiast. You'll see rainwater harvesting butts around the property to keep the gardeners happy and there are also external power sockets. There is a greenhouse, timber shed, three stables which if not required for horses provide excellent storage (light and power connected) and last but not least a timber constructed summer house - a perfect place to relax in the company of family and friends in the knowledge that if it does rain you are protected. There are two ponds and various places to sit on patio areas around the property. The beautiful gardens wrap around Oak Cottage with a stone walled curtilage to the front and an established hedge boundary to the sides and rear.

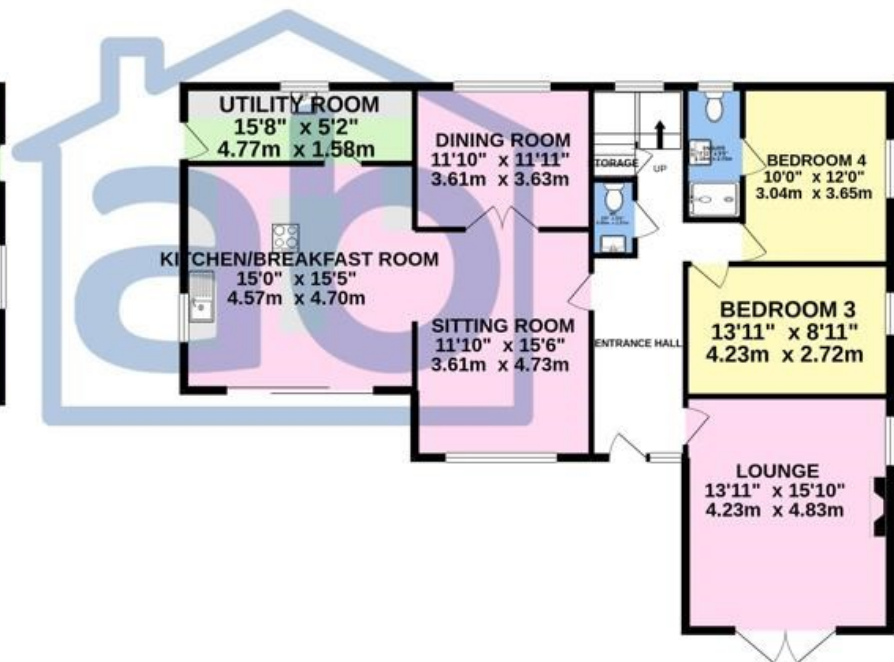
The setting is idyllic and the views will entrance you.

Viewing

1ST FLOOR



GROUND FLOOR



OAK COTTAGE, CROSS LANE, WADDINGTON BB7 3JH

TOTAL FLOOR AREA : 1948sq.ft. (181.0 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.
Made with Metropix ©2020



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

01200 428691
 clitheroe@athertons-uk.com

www.athertons-uk.com