



An absolutely gorgeous, stone-built terrace cottage oozing style and character. Brimming with genuine period features, the accommodation is arranged over two floors and enjoys a quiet location set back off the road, bordering the grounds of Clitheroe Castle. Impeccably presented, it briefly comprises the following: ground floor – open-plan sitting and dining room, and breakfast kitchen to the rear; first floor – large landing, two double bedrooms, shower room, and bathroom. Externally, the property has a good-sized terraced garden to the rear, with a large timber workshop and on-street parking to the front.

This delightful cottage has undergone complete refurbishment by its current owners and features new UPVC double-glazed windows and doors, a full electrical rewire, new boiler and plumbing, a recently fitted kitchen, smart meters, and a beautiful interior that is ready to move straight into.

The property is accessed off Woone Lane, with stone steps and paved pathways leading to the front door. Internally, you are greeted by the spacious, extremely charming open-plan lounge/dining room, boasting alcove storage and shelving, a stone fireplace with a log-burning stove and stone hearth, dual-aspect windows flooding the room with natural light, a staircase to the first floor with an under-stair storage cupboard, and ample space for lounge and dining furniture.

The modern breakfast kitchen is located at the rear of the property and features a range of base and eye-level units, a four-ring induction hob, electric oven and integrated microwave, integrated fridge/freezer, washer/dryer and dishwasher, inset sink with drainer, LED spotlighting, space for a small dining table, and French doors opening onto the rear patio area.

On the first floor, you are greeted by a spacious landing area with a large storage cupboard housing the combination boiler. There are two bedrooms: a front-facing exceptionally spacious double with ample space for bedroom furniture and an equally spacious second bedroom facing the rear. The property currently hosts a shower room with a three-piece suite and a walk-in shower, as well as a three-piece bathroom with a panelled bath – both neutrally finished with part-tiled walls and heated towel rails. There is scope to convert the bathroom into a third bedroom if additional bedroom space is desired.

Externally, to the front, there is on-street parking, stone pathways, and steps leading to the front door, where there is a small paved area. The rear garden mainly consists of a terraced yard area with lower and higher-level seating areas, stone steps and rockery, walled and fenced borders, gated access to the rear alley for bin access, and a substantial timber storage shed currently used as a workshop.

Clitheroe offers all major amenities, including boutique shopping opportunities, a range of supermarkets, and many cafes and restaurants. The Ribble Valley is nationally renowned for its excellent dining scene, boasting numerous award-winning restaurants and hostellers. The area also provides a wide choice of quality schools and prep schools, such as Clitheroe Royal Grammar School, Bowland High, and Stonyhurst College. There is a bus route or walking distance to Clitheroe, which has direct rail links to Manchester.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (69).

Council Tax

Deleted - reinstated tax band TBC

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Regulations

Laundering

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

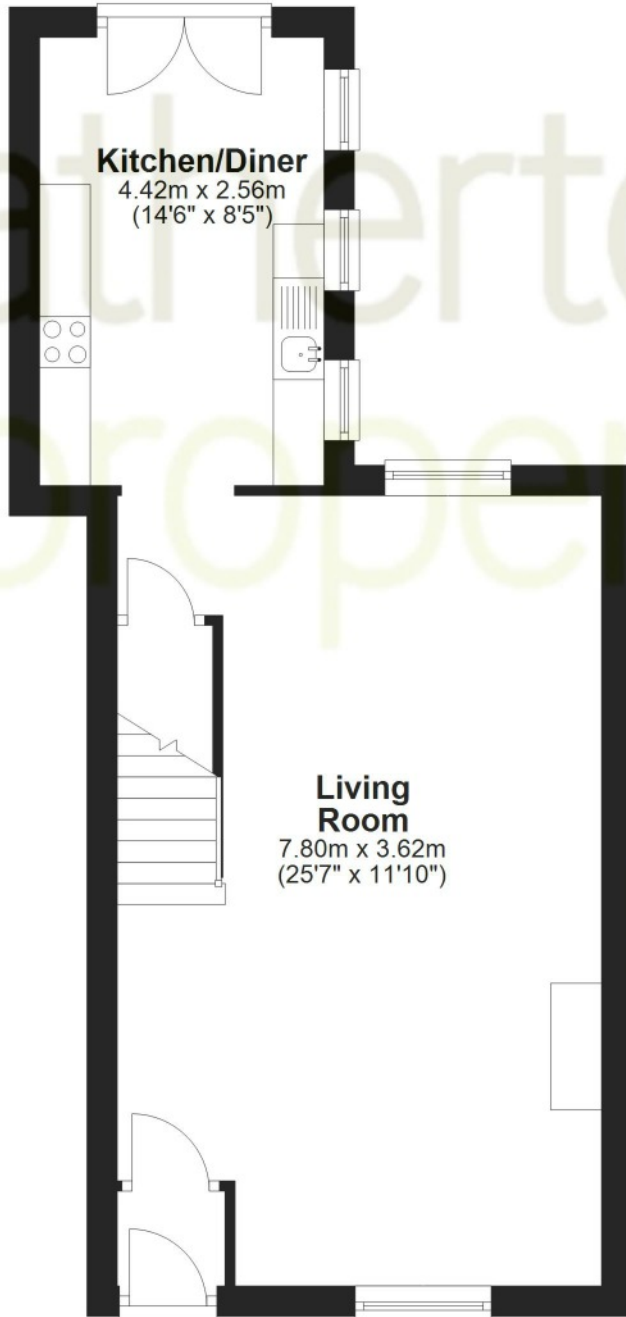
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





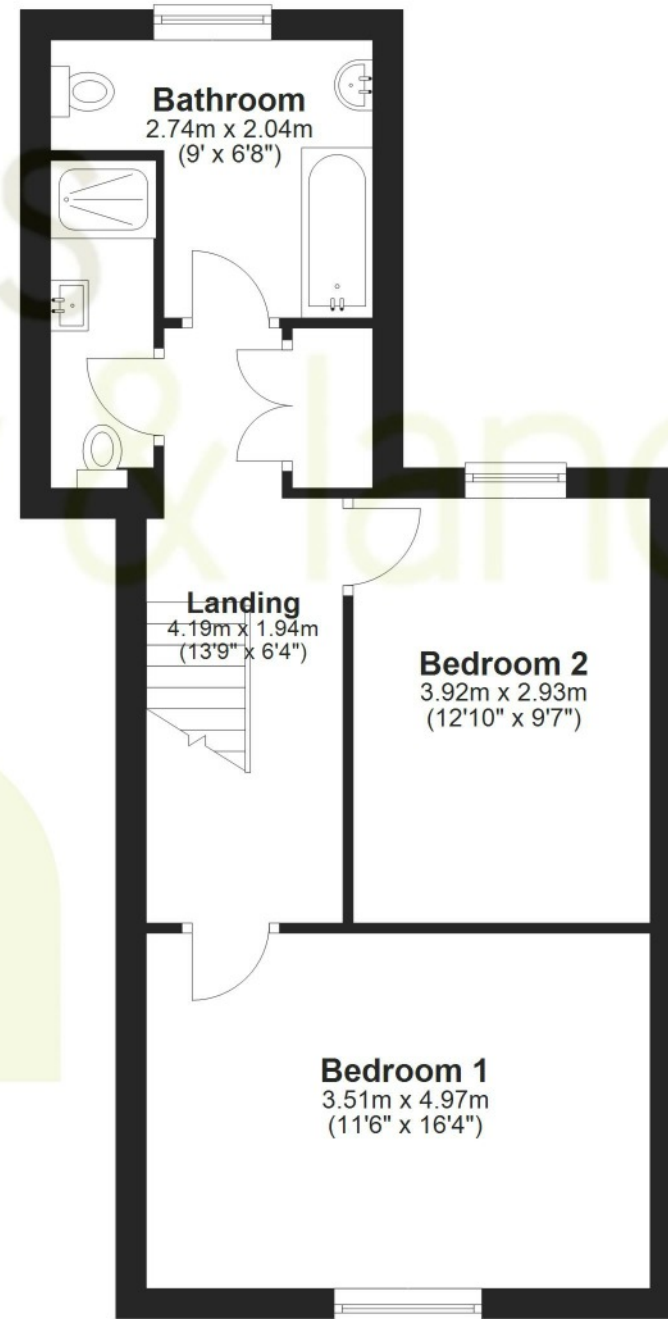
Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)





