





A spacious and well appointed, five bedroom detached family home situated at the end of a quiet cul-de-sac. Favourably positioned, this expansive family home has been thoughtfully extended and benefits from a converted attic, creating five bedrooms, three bathrooms, and three reception rooms arranged over three floors. Situated in a highly sought-after development within Clitheroe, the property has been meticulously maintained by its current owners and offers an impressive amount of internal space, complemented by wraparound gardens. Additionally, the detached garage has been intelligently converted to incorporate a small home gym alongside a dedicated storage area.

Upon entering, the front door opens into a welcoming entrance hall, which features a convenient two-piece cloakroom and a staircase leading to the first floor, with storage space beneath. The generously proportioned lounge comfortably accommodates two sofas, with an attractive slate fireplace housing a log-burning stove set upon a slate hearth with Oak hearth above, creating a warm and inviting atmosphere.

To the rear of the property, the well-equipped kitchen boasts a range of base and eye-level units, laminate countertops, splashback tiling, and tiled flooring. Integrated appliances include a fridge/freezer, slimline dishwasher, and a Neff five-ring gas hob, electric oven, extractor and plumbing provisions for both a washing machine and a tumble dryer. The kitchen provides access to the adjacent dining room and features French doors leading into the glazed conservatory. A stud-partitioned wall currently separates the kitchen and dining room, offering the potential to create a spacious open-plan kitchen, dining, and family area. The conservatory, complete with tiled flooring and French doors, opens out to the rear patio, seamlessly connecting indoor and outdoor living spaces.

Ascending to the first floor, the landing—featuring an airing cupboard and a staircase leading to the second floor—provides access to four well-proportioned bedrooms, an en-suite, and a family bathroom. Bedroom two benefits from a range of fitted wardrobes and an en-suite shower room comprising a tiled floor and walls, a pedestal washbasin, a mains mixer shower within a cubicle, and a single-flush WC. Bedrooms three and four, located at the rear of the property, enjoy pleasant views and share the stylish family bathroom, which features a freestanding roll-top bath, a wall-mounted dual-flush WC, a tiled floor and partially tiled walls, and a wall-mounted washbasin. Positioned at the front of the property, bedroom five is ideally suited as a home office.

The second floor has been converted to accommodate a spacious, vaulted double bedroom with ample eaves storage, fitted wardrobes, and two Velux skylights offering impressive views. This level also benefits from a private three-piece en-suite shower room, which includes a corner mains mixer shower, a tiled floor, a pedestal washbasin, a dual-flush WC, and a Velux skylight.

Externally, the property occupies a generous corner plot with off-road parking for three vehicles to the front, alongside a neatly maintained lawn. A gated side entrance leads to the rear garden and detached garage, which features an electric roller door opening into a storage area, as well as a converted home gym with tiled flooring, an external side door, and abundant natural light. The side gardens, bordered by mature planting, sweep around the property, leading to the rear garden, where a large Indian stone patio enjoys the late afternoon sun—an ideal setting for al fresco dining.

Clitheroe is a historic market town that seamlessly blends rich heritage with modern convenience. Overlooked by the iconic Clitheroe Castle—an 800-year-old fortress offering breathtaking views—the town provides a wealth of amenities, including boutique shops, supermarkets, and a thriving dining scene, with award-winning restaurants, gastropubs, and charming bars. Families benefit from access to excellent schools, including Clitheroe Royal Grammar, Bowland High, and Stonyhurst College. The town is well connected, offering regular bus services and direct rail links to Manchester, making it an ideal location for both leisure and commuting.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

D (67).

## Council Tax

Band E.

## 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 Laundering Regulations

Money Laundering Regulations under The Monday 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 licence) and proof of address (utility bill no older than three 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) .



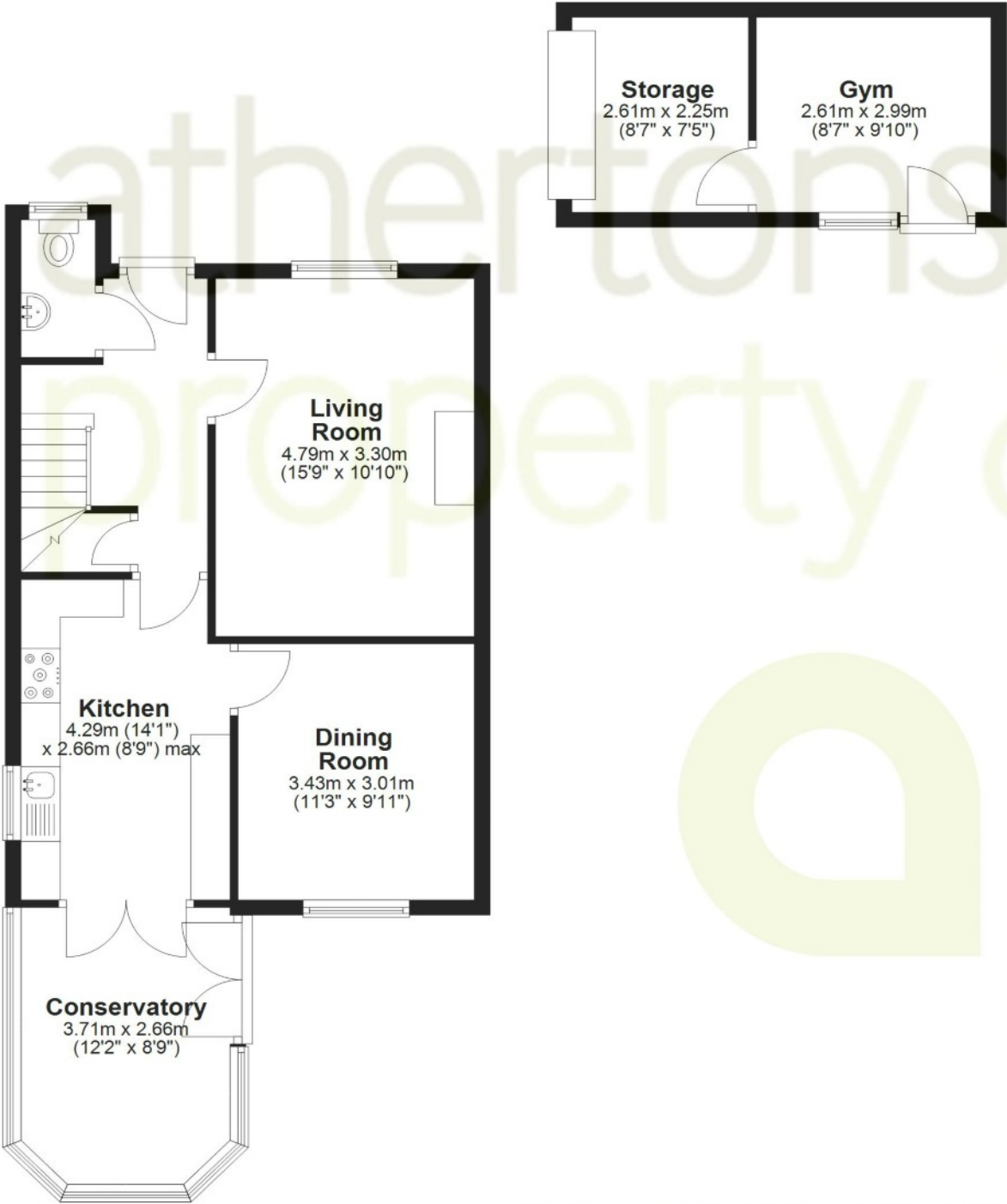




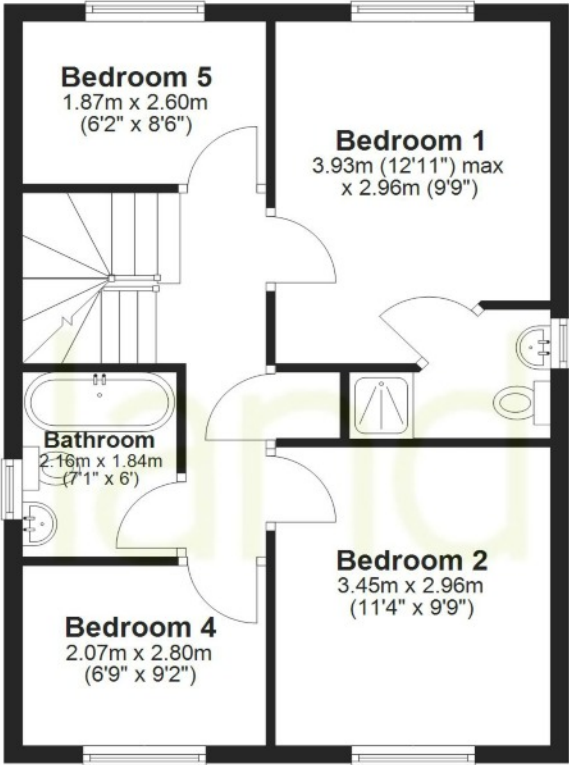




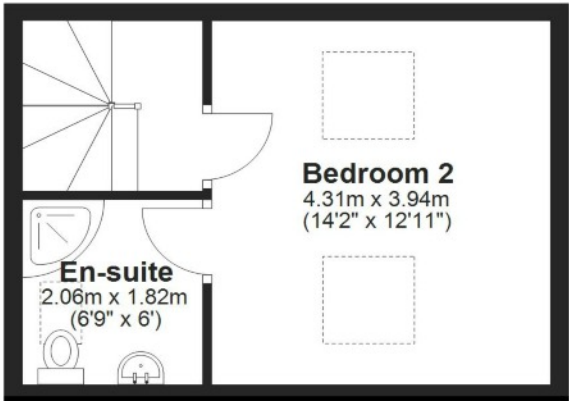
**Ground Floor**  
Approx. 72.4 sq. metres (779.8 sq. feet)



**First Floor**  
Approx. 48.5 sq. metres (521.8 sq. feet)



**Second Floor**  
Approx. 25.1 sq. metres (270.1 sq. feet)



Total area: approx. 146.0 sq. metres (1571.7 sq. feet)











