



Undergoing a complete renovation to the highest specifications, this exceptional three-bedroom cottage is set in the heart of the highly sought-after village of Waddington, nestled within the Forest of Bowland, a designated Area of Outstanding Natural Beauty. Plum Tree Cottage blends period charm with contemporary style, offering underfloor heating throughout the ground floor, newly fitted kitchen and bathrooms, landscaped gardens, and breathtaking open views to the rear towards Pendle Hill. Ideally positioned to enjoy the village's acclaimed amenities while benefiting from private gardens, peaceful surroundings, and off-road parking, the property provides a serene retreat with all the advantages of classic village life.

Waddington itself is an exceptionally picturesque village set amidst the rolling countryside of the Ribble Valley, offering a rare combination of rural tranquillity and modern convenience. Surrounded by scenic walks and the stunning landscape of the Forest of Bowland AONB, it is ideal for outdoor enthusiasts. The village is home to award-winning pubs and restaurants, including the Waddington Arms and The Higher Buck, known for their locally sourced cuisine and warm hospitality. Just a mile from Clitheroe, residents enjoy easy access to independent shops, supermarkets, schools, and healthcare facilities. Transport connections are excellent, with regular rail services to Manchester and convenient access to the M6 and M65, making Waddington a highly desirable location for families, professionals, and downsizers alike.

Tucked away in an exclusive hamlet off a private road in Waddington, Plum Tree Cottage welcomes you with a beautifully designed Stuart Frazer kitchen featuring sleek base and wall units, a central island with breakfast bar area, Corian worktops, an inset sink with Quooker instant hot water tap, and a full range of premium Siemens appliances, including double combination ovens with warming drawer, dishwasher, and two fridge/freezers. The island hosts a Bora induction hob with under-counter extractor and pendant lighting above, adding both function and style to this striking space. Off the kitchen is a well-planned office at the front of the property, complete with full-height fitted storage housing the underfloor heating system intakes, cloak cupboard, and a utility section with plumbing for a washing machine.

An 'L'-shaped staircase leads from the kitchen to the first floor, with a beautifully appointed WC tucked beneath, featuring Thomas Crapper ceramic sanitary ware. Moving toward the rear of the property, a wide opening framed with bespoke wooden slat partitions leads into the spacious living room. This impressive space features a central fireplace with brand new log-burning stove with recently re-lined flue and slate hearth, alcove shelving and cabinetry, and large sliding glazed doors opening onto the rear patio—perfect for enjoying the open countryside views.

Upstairs, the landing offers boarded loft access with pull down ladders and leads to three generous double bedrooms and a luxurious family bathroom. The principal bedroom benefits from spectacular views over the garden and countryside, with Pendle Hill as a striking backdrop, and features a high-spec en-suite with walk-in rainfall shower, stone vanity basin, wall-mounted WC, and fully tiled finishes. Bedrooms two and three are equally spacious double rooms, with vaulted ceilings and exposed beams, and share a beautifully styled family bathroom complete with an oval bathtub, mains shower with screen above, wall-mounted WC, vanity basin, tiled walls and floors, and a skylight providing natural light.

Externally, the wide plot offers wrap-around gardens to the rear, including an expansive Indian stone patio, timber pergola, central water feature, and a timber storage shed. Gated side access leads to the driveway, which includes an electric vehicle charging point, while additional parking is available at the front of the property. Plum Tree Cottage combines considered design, premium finishes, and a peaceful location to create a truly outstanding home in one of the Ribble Valley's most desirable villages.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

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 1.30pm
01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm
01200 428691

Money Laundering Regulations

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.

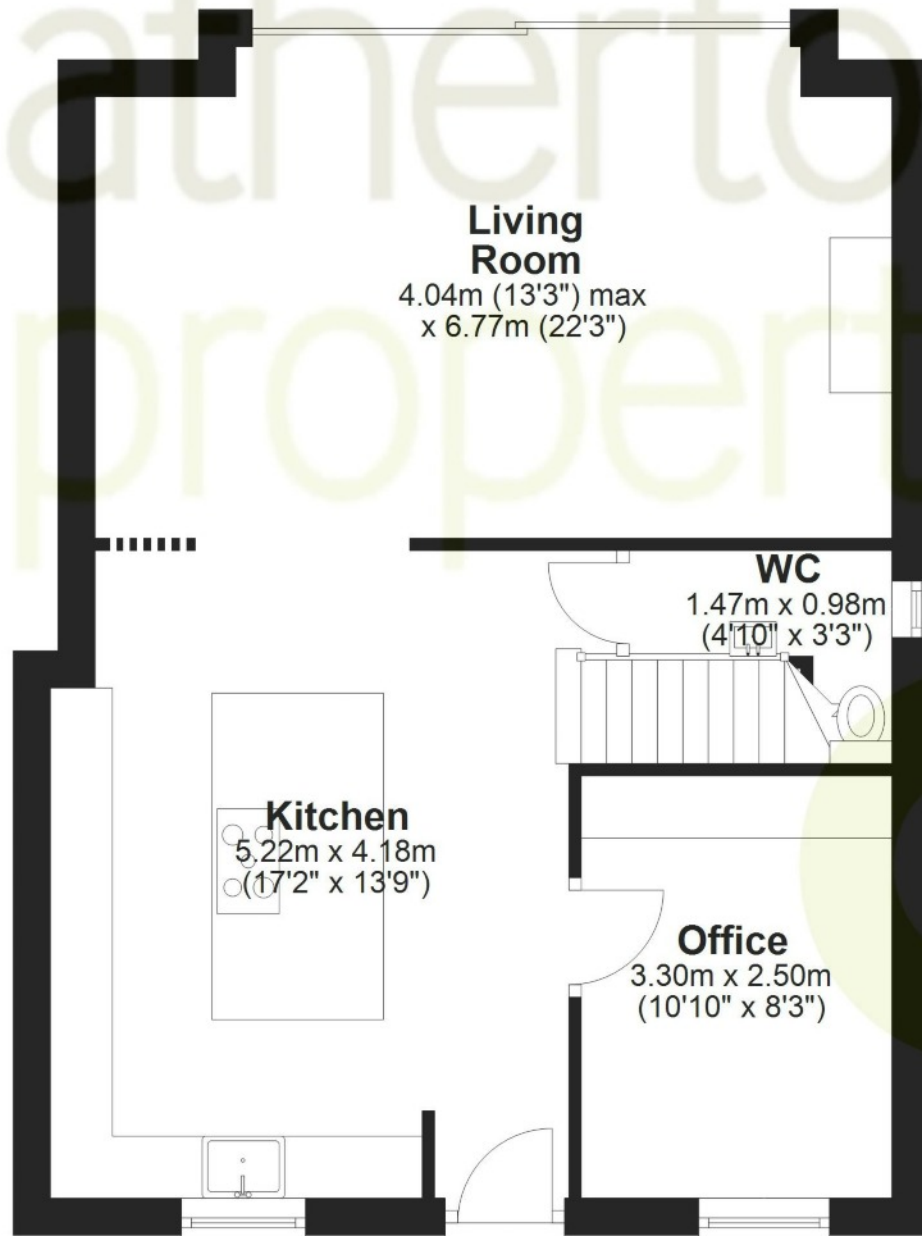
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





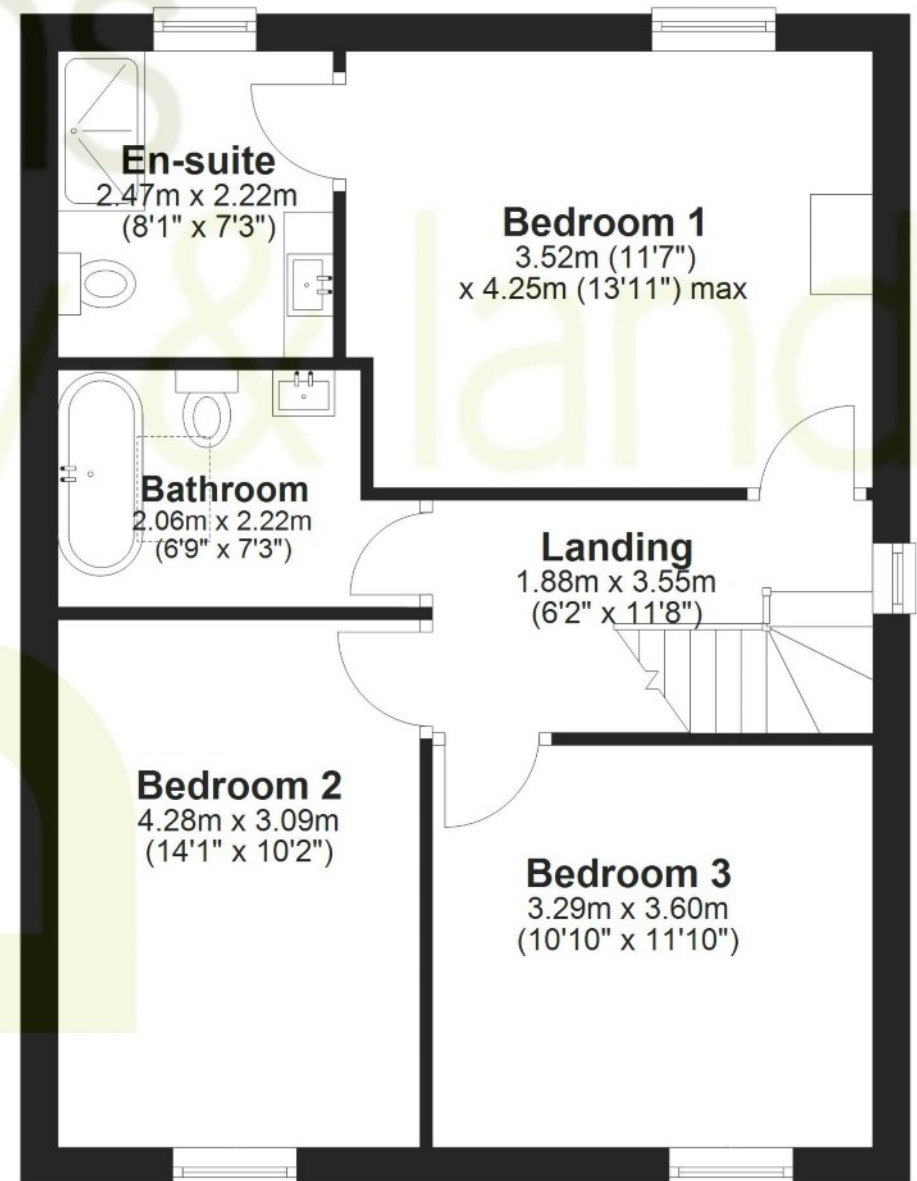
Ground Floor

Approx. 78.0 sq. metres (839.1 sq. feet)



First Floor

Approx. 59.3 sq. metres (637.8 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)





