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Spring Gardens, Clitheroe Road, Waddington, Ribbles Valley
£585,000



A beautifully extended and comprehensively renovated three-bedroom cottage offering premium open-plan living, landscaped gardens, and a luxury garden pod—all nestled in the heart of Waddington, one of the Ribble Valley's most desirable villages. New to the open market, this charming stone-built property showcases high-specification finishes and thoughtful design throughout. The ground floor features expansive open-plan living spaces with large-format ceramic tiles and partial electric underfloor heating, newly installed internal doors, and cast-iron traditional-style radiators. The extended kitchen area includes a separate utility and WC, and seamlessly connects to dining and living areas as well as a snug, creating a versatile layout ideal for modern family life.

Upstairs, the home continues to impress with a spectacular principal bedroom complete with a luxurious en-suite shower room. Two further spacious double bedrooms, both with bespoke fitted wardrobes, are served by an elegantly appointed three-piece family bathroom.

Externally, the property offers landscaped gardens with tiled and decked patio areas, high privacy borders, and a professionally constructed garden pod—perfect for use as a home office, gym, or additional living space.

You are welcomed into the home via a light-filled entrance vestibule that opens into a spacious and airy snug. This inviting room features a decorative cast-iron open fireplace, bespoke alcove shelving, and a recently fitted oak staircase leading to the first floor. A wide opening leads into the impressive kitchen, where modern functionality meets traditional style. The kitchen is fitted with a range of base and wall units, Quartz worktops, and a large central island with a maple breakfast bar. High-end Neff appliances include a combination double oven with warming drawer, fridge/freezer, dishwasher, and a five-ring induction hob with ceiling-mounted Faber extractor. Additional features include two skylights, a pull-up socket tower, a generous under-stair pantry cupboard, and open access to the adjoining dining and living areas, with bi-folding doors leading to the garden.

The open-plan living and dining space features a newly installed media wall, LED spotlights, and easy access to a rear inner hallway. Here you'll find a floor-to-ceiling feature window, a utility cupboard with plumbing for a washer/dryer, and an exquisitely finished two-piece cloakroom WC.

The first floor houses three well-proportioned double bedrooms. The principal suite enjoys dual-aspect windows that flood the space with natural light, fitted wardrobes, and a luxurious en-suite bathroom. The en-suite includes twin sinks set in a vanity unit, a dual flush WC, and a large walk-in rainfall shower with fully tiled walls and floors. The landing leads to two further double bedrooms, both stylishly presented with built-in wardrobe solutions. The family bathroom is beautifully tiled and features a bath with mains-fed overhead shower and glass screen, alcove shelving, a vanity basin, and a dual flush WC.

To the rear, the garden has been expertly landscaped to offer both style and low maintenance. Large ceramic tiles flow from the kitchen into a spacious patio area, leading via tiled steps to a composite-decked terrace. Artificial lawn and mature hedging add greenery, while gated side access enhances convenience. A standout feature is the composite-clad garden pod, complete with bi-folding doors, lighting, and power—ideal as a workspace, gym, or garden retreat.

At the front, there is driveway parking for one vehicle, complete with an EV charging point, with additional parking available just a short walk away in a nearby communal area off Clitheroe Road.

Waddington offers the very best of village life, with award-winning inns, picturesque surroundings, and a strong sense of community. Just a mile from Clitheroe and with excellent transport links to the M6, M65, and rail networks, this exceptional property combines rural tranquillity with modern convenience—ideal for families, professionals, or downsizers seeking a turnkey home in an idyllic setting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (77).

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).





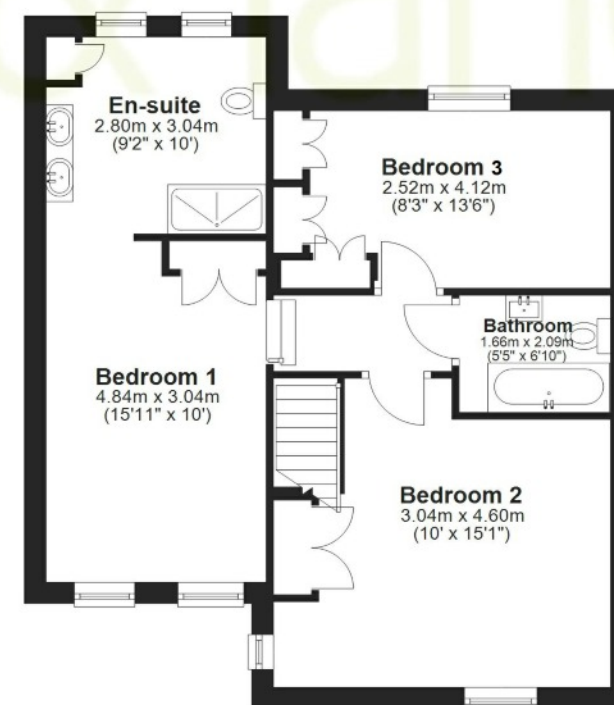
Ground Floor

Main area: approx. 79.6 sq. metres (856.9 sq. feet)
Plus outbuildings, approx. 18.0 sq. metres (194.1 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



Main area: Approx. 141.3 sq. metres (1521.3 sq. feet)

Plus outbuildings, approx. 18.0 sq. metres (194.1 sq. feet)





