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Brook Villas, Waddington, Ribble Valley BB7
£350,000



Situated in the heart of Waddington, this charming Victorian stone terraced villa presents a rare opportunity for those seeking a characterful home with boundless potential. Built in 1893 and retaining a wealth of period features, this three-bedroom property requires full renovation yet offers an exciting canvas for transformation.

With a garden-fronted aspect, a private rear courtyard, and the added benefit of a converted attic creating a third bedroom, this home blends heritage appeal with practical living. Boasting high ceilings, spacious accommodation, decorative ceiling and wall coving, large bay windows, private aspects, and exceptional potential to create a stunning period property, early viewing is highly recommended to appreciate all that this home has to offer.

Internally, you are greeted by a wide timber door leading into a small entrance vestibule with original tiled floor, which opens into a welcoming hallway adorned with original features. This space provides access to the generously proportioned ground-floor living areas. The principal lounge, with its expansive bay window, bathes the room in natural light while framing delightful views of the brook to the front. A striking fireplace serves as the focal point, adding both warmth and character. The second reception room is equally inviting, offering versatility as a formal dining area, family room, or potential to open into the kitchen.

The kitchen, positioned at the rear, provides ample scope for modernisation. With a well-proportioned layout and external access onto the rear patio, it leads seamlessly into a boiler room with a curved stone wall, as well as offering ample storage under the stairs.

Ascending to the first floor, a large landing area gives way to two well-appointed double bedrooms, a family bathroom, storage cupboard, and secondary staircase to the second floor. Bedrooms one and two are spacious doubles, with bedroom one being positioned at the front of the property and boasting generous proportions with dual aspects taking in the beautiful views of Waddington village. The spacious family bathroom offers a three-piece suite and a large storage cupboard. A secondary staircase leads to the converted attic with skylight and ample space for a double bed and bedroom furniture.

Externally, the home continues to impress. A low stone wall and neat front garden create an inviting approach, while the rear courtyard provides a private, paved, low-maintenance outdoor space with a paved walkway to the side of the row of terraces.

Offering immense potential in an unrivalled location, this home invites vision and creativity, presenting a rare chance to breathe new life into a period gem. Whether restoring its historic charm or reimagining it with contemporary flair, this is an opportunity not to be missed.

Situated within one of Waddington's most picturesque locations, off the main road with an idyllic brook to the front, the property enjoys the village's rich history, from its medieval church to its quaint cobbled streets. With a vibrant mix of fine dining restaurants and inviting cafés, Waddington offers the perfect balance of countryside tranquillity and modern convenience. Proximity to outstanding schools further enhances its desirability, making it an ideal choice for families and professionals alike.

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).





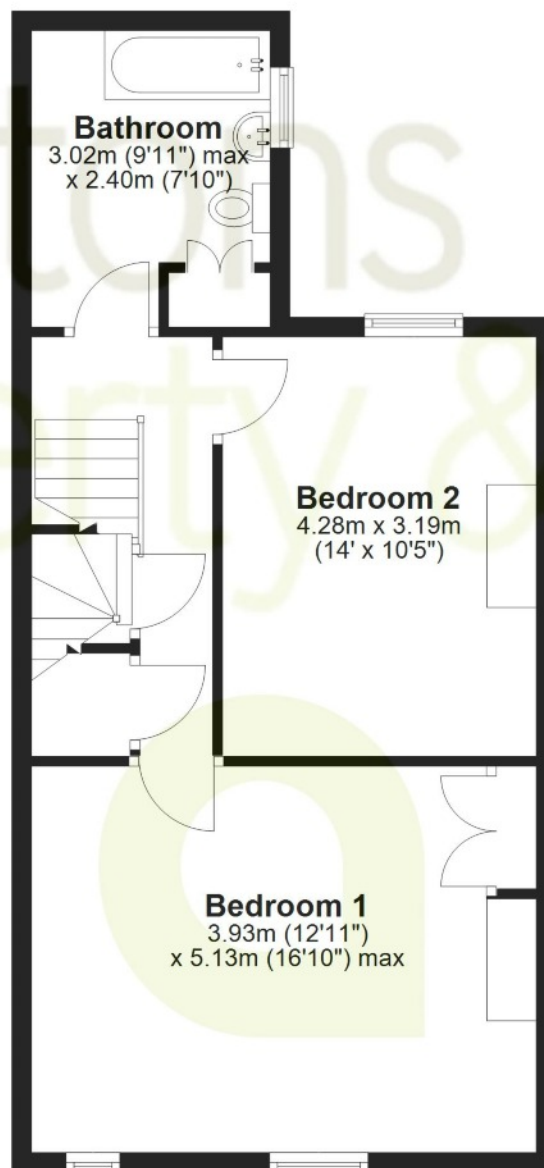
Ground Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.2 sq. feet)



Total area: approx. 121.4 sq. metres (1307.2 sq. feet)





