

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Pimlico Road, Clitheroe, BB7 2AH

£500,000

A RARE OPPORTUNITY TO ACQUIRE THIS REPUTABLE GUEST HOUSE

Nestled on the charming Pimlico Road in Clitheroe, this detached house is a true gem waiting to be discovered. Boasting three reception rooms, seven bedrooms, and six bathrooms spread across 2,885 sq. ft, this property is not just a house but a popular and well-regarded Guest House.

Imagine the possibilities as you step into this inviting space, where each of the seven bedrooms comes with its own en suite facilities, offering comfort and privacy to guests. This is not just a home; it's a superb opportunity to take on a reputable Bed and Breakfast business in a sought-after location.

Conveniently located near Clitheroe Town Centre, this property also offers parking to the rear. The traditional decor throughout the house exudes warmth and creates a welcoming atmosphere for both residents and guests alike.

With additional features such as a guest lounge, breakfast room, and dining room, this property is not just a place to live but a place to create unforgettable memories and experiences. Don't miss out on the chance to own a piece of this idyllic setting in the heart of Clitheroe.

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Pimlico Road, Clitheroe, BB7 2AH

£500,000



- Exceptional Guest House
- Abundance of Space
- Close Proximity to Clitheroe Town Centre
- EPC Commercial Rating B
- Seven Bedrooms
- Perfect Investment Opportunity
- Parking to Rear
- Six En Suite Facilities
- Bursting with Curb Appeal
- Tenure Leasehold

Ground Floor

Entrance Vestibule

4'11 x 4'11 (1.50m x 1.50m)

Hardwood front door, encaustic tiled flooring, cornice coving, dado rail and door to hall.

Hall

18'8 x 4'11 (5.69m x 1.50m)

Central heating radiator, corbels, cornice coving, smoke detector, doors to reception room one, bedroom five, inner hall and stairs to first floor.

Bedroom Five

16'0 x 13'4 (4.88m x 4.06m)

UPVC double glazed window, central heating radiator, television point, smoke detector, cornice coving, picture rail and sliding door to en suite.

En Suite

9'4 x 3'8 (2.84m x 1.12m)

Dual flush WC, pedestal wash basin with traditional taps, electric feed shower, partially tiled elevations, extractor fan and tiled effect flooring.

Reception Room One

14'11 x 12'10 (4.55m x 3.91m)

UPVC double glazed window, central heating radiator, cornice coving, picture rail, smoke detector, living flame gas fire with marble hearth, surround and decorative mantel, television point and open to reception room two.

Reception Room Two

12'5 x 12'4 (3.78m x 3.76m)

Central heating radiator, coving, picture shelf, wood effect laminate flooring, open to reception room three and door to inner hall.

Inner Hall

5'11 x 3'7 (1.80m x 1.09m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors to kitchen and understairs storage.

Kitchen

12'10 x 11'10 (3.91m x 3.61m)

Two hardwood sash windows, central heating radiator, range of wall and base units with laminate work surfaces, Rangemaster cooker with five ring gas hob and warming plate, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for fridge and freezer, partially tiled flooring and door to utility/pantry.

Reception Room Three

19'4 x 13'11 (5.89m x 4.24m)

Two UPVC double glazed windows, two central heating radiators, wood effect laminate flooring and door to rear hall.

Utility/Pantry

13'3 x 9'3 (4.04m x 2.82m)

Floor mounted boiler, plumbing for washing machine, space for dryer, tiled effect flooring, doors to WC and rear hall.

WC

4'9 x 2'11 (1.45m x 0.89m)

UPVC double glazed window, dual flush WC, pedestal wash basin with traditional taps and tiled effect flooring.

Rear Hall

12'11 x 3'2 (3.94m x 0.97m)

Door to bedroom six and UPVC double glazed sliding door to side elevation.

Bedroom Six

12'2 x 10'4 (3.71m x 3.15m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7'1 x 5'6 (2.16m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, corner panel bath with overhead direct feed shower, extractor fan, part PVC panelled elevations and tiled effect flooring.

First Floor

Landing

UPVC double glazed stained glass window in stair return, cornice coving, smoke detector, doors to four bedrooms and linen closet.

Bedroom One

12'10 x 12'4 (3.91m x 3.76m)

Two UPVC double glazed windows, central heating radiator and stairs to bedroom seven and en suite.

Landing

Doors to bedroom seven and en suite.

En Suite

13'6 x 7'10 (4.11m x 2.39m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, part PVC panelled elevations and vinyl flooring.

Bedroom Seven

15'4 x 13'9 (4.67m x 4.19m)

Two Velux windows and central heating radiator.

Bedroom Two

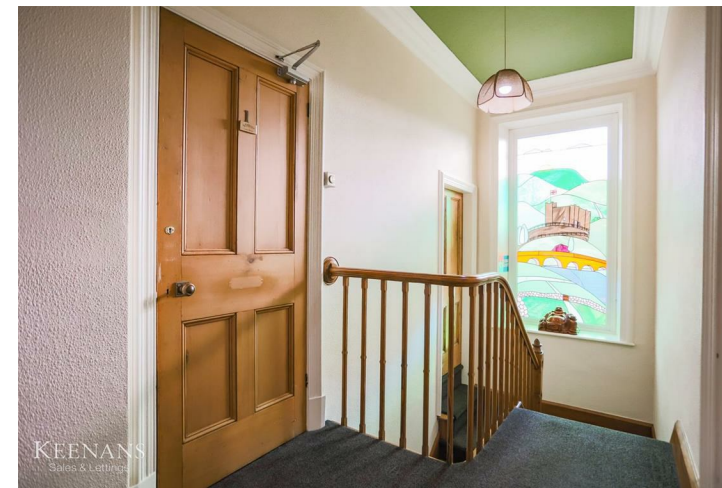
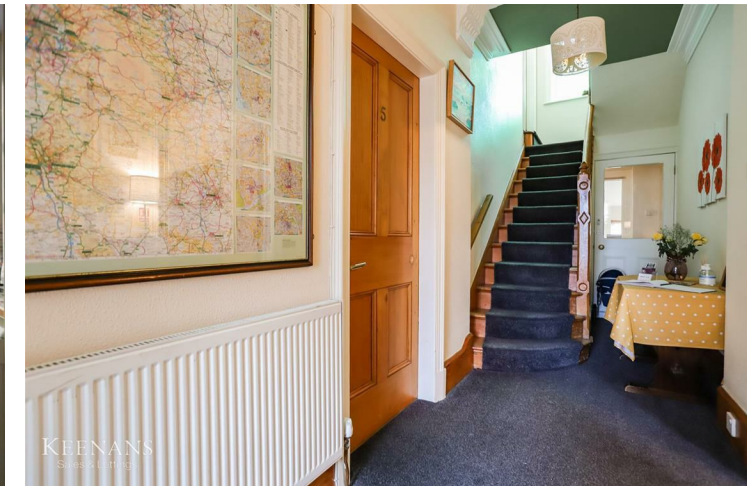
12'6 x 12'4 (3.81m x 3.76m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

8'7 x 3'4 (2.62m x 1.02m)

Low basin WC, pedestal wash basin with traditional taps, electric feed shower, part PVC panelled elevations, part tiled elevations, extractor fan and vinyl flooring.



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