



Garden House, Pimlico Road Clitheroe

Stunning individual detached home
£575,000



- Detached Danish 'Hosby House'
- 5 bedrooms (potential for more)
- Open-plan living area & kitchen
- Superb tucked away plot
- Large drive & parking area, garage
- 257 m² (2,758 sq ft) approx. plus garage

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Built in 1987 by the previous owner, in a hidden position in the former grounds of Rockmount, Garden House is a superb example of a Hosby House, built to a progressive and environmentally friendly Danish design with a timber frame construction and now featuring solar panels and batteries for extra efficiency. The home has remained under the ownership of the same family since it was built and has been lovingly maintained throughout.

The property enjoys gardens to all sides and is surrounded by woodland. It benefits from a large detached garage and a driveway with ample parking area. The internal accommodation comprises an entrance hallway, ground floor shower room, three ground floor bedrooms (one with an en-suite shower room), large open flowing living space comprising a living area with wood burner which is open to the fitted dining kitchen, sun room and large utility. On the first floor there are a further two large bedrooms with the master enjoying a Juliette balcony and en-suite shower room. In addition, there are two attic rooms which are currently used for storage but with fantastic potential for conversion.

LOCATION: From our sales office, travel down Castle Street, straight onto York Street and at the roundabout turn left. At the next roundabout turn right onto Pimlico Road. Follow the road along, over the railway bridge and pass Moorland Road on the right. As the road verges to the right slightly, turn right at the bus stop along a private road. After passing the new build houses on the left, turn right to Garden House.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALLWAY: With a solid wood external door, wooden floors and hanging space.

WET ROOM: 3-piece suite comprising a concealed low level w.c., wash-hand basin and walk-in shower with plumbed shower, fully tiled walls and tiled floor.

BEDROOM FOUR: 3.4m x 2.8m (11'2" x 9'3"); with fitted wardrobes to one wall.

BEDROOM FIVE: 3.2m x 2.9m (10'5" x 9'5"); with fitted wardrobes to one wall.



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OPEN-PLAN LIVING AREA:

LOUNGE: 5.8m x 7.0m (19'0" x 23'0"); with wood burner set in a feature surround with brick hearth and timber mantel and television point.

KITCHEN & DINING AREA: 3.6m x 6.6m (11'11" x 21'7"); Kitchen area with a range of fitted base and matching wall storage cupboards with solid wood working surfaces, one-and-a-half bowl stainless steel sink unit, range of built-in appliances including separate fridge and freezer, electric oven, microwave, 2 ring gas hob and 2 ring electric hob with extractor hoods over and part-tiled walls. Dining Area with open tread timber staircase to the first floor.

UTILITY ROOM: 3.6m x 2.3m (11'10" x 7'5"); with tiled flooring, wall level storage cupboards with complementary working surface with stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, gas central heating boiler, heat exchange and external door to the side of the property.

SUNROOM: 4.7m x 3.9m (15'3" x 12'9"); with tiled flooring, fully glazed external door, floor to ceiling double glazed windows and roof.

BEDROOM THREE: 3.6m x 3.4m (11'11" x 11'2"); with fitted wardrobes to one wall.

EN-SUITE SHOWER ROOM & DRESSING AREA: With a wet room area with a 4-piece suite comprising a concealed low level w.c., vanity wash-hand basin, panelled bath and separate plumbed shower, fully tiled walls, tiled floor, extractor and overhead storage.

FIRST FLOOR:

LANDING: With shelving and large built-in storage cupboard.



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BEDROOM ONE: 6.1m x 6.2m (20'2" x 20'3"); with 3 double glazed Velux windows and Juliette balcony with double glazed door.

EN-SUITE SHOWER ROOM: 4-piece suite in white comprising a low level w.c., bidet, corner shower enclosure with plumbed shower and vanity wash-hand basin, double glazed Velux window and heated towel rail.

BEDROOM TWO: 6.1m x 4.8m (20'1" x 15'7"); with fitted wardrobes to one wall, 2 double glazed Velux windows and additional built-in store cupboard.

ATTIC ROOM ONE: 3.1m x 2.1m (10'1" x 6'10"); currently used as a storeroom.

ATTIC ROOM TWO: 7.0m x 4.6m (23'0" x 15'1"); a large, bright room with 2 double glazed Velux windows and double doors with winching mechanism, power and light points.

OUTSIDE: A gravel driveway leads to the property and a large parking area/turning circle, along with a good-sized **DETACHED GARAGE** with up-and-over door. The property is surrounded by gardens which are majority laid to lawn with hidden pathways off into the surrounding woodland. There are additional patio areas, flowerbeds, shrubs and mature trees surrounding the property, along with additional vehicular access to the rear from Pimlico Road. The gardens benefit from a private feel and as they surround the property enjoy sun at various times of the day.

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SERVICES: Gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating system with heat exchange complemented by triple glazed windows in wooden frames throughout. Solar panels and batteries.

COUNCIL TAX BAND: G



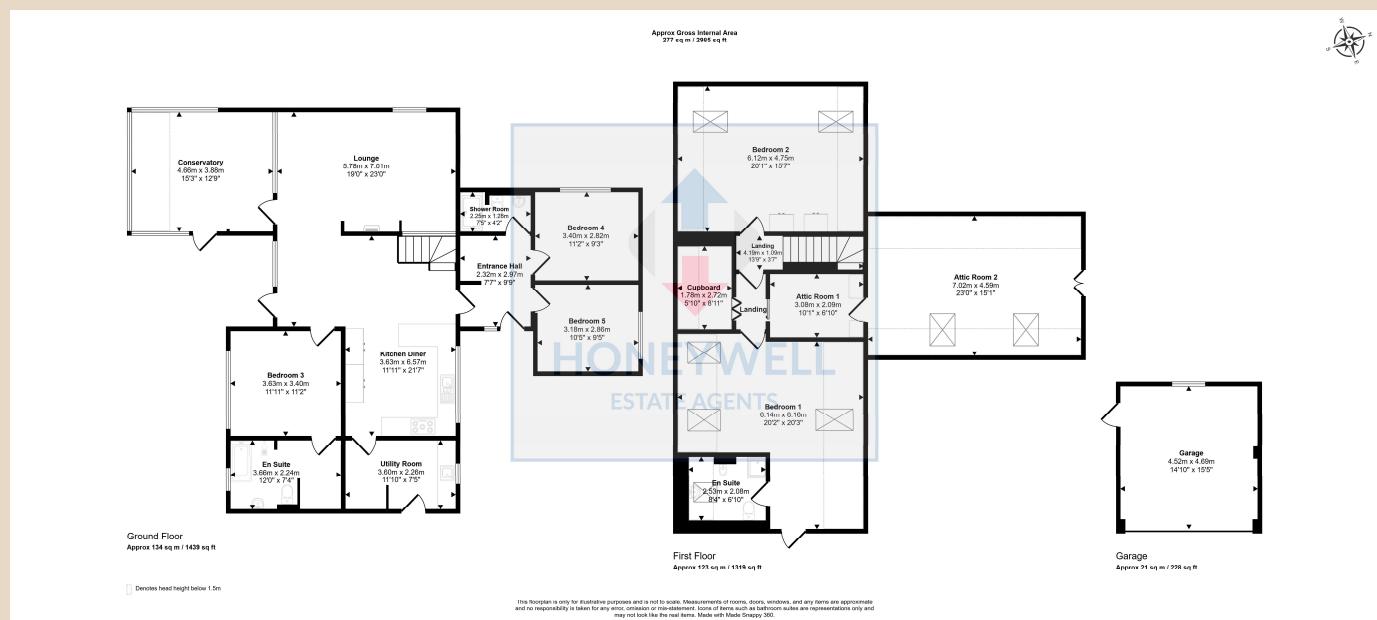
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