



43 Brook Villas

£600,000

Guide Price



43 Brook Villas, Waddington
Clitheroe, Lancashire, BB7 3HN

INGHAM & YORKE



FOR SALE

PROPERTY TYPE

🏠 End Terrace

BEDROOMS

🛏 4

BATHROOMS

🛁 2

Key features

- A Bay-fronted stone end terrace with 4 bedrooms
- Large open-plan kitchen, living and dining room with multi-fuel stove and doors opening to the garden
- Front sitting room with marble fireplace and stone mullioned bay windows with plantation shutters
- Period details throughout, including restored hardwood floors, archway and coving
- Private, enclosed courtyard garden laid in York stone and artificial lawn
- Off-street parking for up to three cars with an electrical vehicle charging point
- Located in the Award-winning village of Waddington on the edge of the Forest of Bowland National Landscape



Description

Forming an end-of-terrace property in the heart of Waddington village, 43 Brook Villas combines original character with the space and practicality required for modern family life. Generous ceiling heights, period features and thoughtfully extended living accommodation create a home full of charm and versatility.

On entering, the welcoming hallway sets the tone, with its original archway, coving and restored hardwood flooring. To the right, the front sitting room provides an inviting and cosy space to retreat to in the evenings, featuring a marble fireplace and a stone mullioned bay window with plantation shutters.

To the rear, the ground floor boasts an extended open-plan kitchen, living and dining space, that truly forms the heart of the home. Designed for everyday family life and entertaining alike, this versatile room is perfect in every season. An Esse multi-fuel stove provides a welcoming atmosphere during the colder months, while doors opening direct onto the courtyard garden, seamlessly connect indoor and outdoor living when the sun shines.

A wide staircase, complete with its timber balustrade, leads to the first floor. Here, the principal bedroom benefits from an en-suite shower room, alongside two further double bedrooms and a family bathroom. One of the bedrooms is currently arranged as a nursery.



The loft has been fully converted (with the appropriate consents) to create a bright and spacious fourth bedroom. Equally adaptable, this room could also make an ideal home office, studio or additional living space depending on individual needs.

Outside of the property, the current owners have created a private rear garden, laid with Yorkstone paving and artificial lawn. It is enclosed space, low-maintenance and catches the sun, offering a level of privacy that is hard to find in the centre of the village. A traditional stone-and-slate outbuilding also provides useful additional utility space and storage. The property benefits from off-road parking for three cars and includes an electric vehicle charging point.



One of the property's greatest attractions is its exceptional location. Step out of the front door, turn left, and a footpath leads directly into Coronation Gardens, with its stone bridge, flower borders and war memorial beside the brook. The neighbouring church field, offers another spot perfect for a short walk, with St Helen's Church just beyond.

At 43 Brook Villas, village life and open countryside sit comfortably side by side, with Waddington's amenities close at hand and beautiful walks accessible straight from the doorstep.

Nestled at the foot of Waddington Fell, on the edge of the Forest of Bowland National Landscape, footpaths lead from the village across fields to the River Ribble and onto open moorland, with the Bowland fells beyond, making this an ideal setting for walkers.

On clear nights, the Forest of Bowland is renowned for some of the darkest skies in England, with official Dark Sky Discovery Sites at Slaidburn and Gisburn Forest a short drive away.



Waddington has won 'the Best Kept Village' award many times. The village is known for its excellent pubs (some serving well regarded food), several of which are within a two-minute walk from the property. There is also a café, a social club with bowling green, and a cricket and football field.

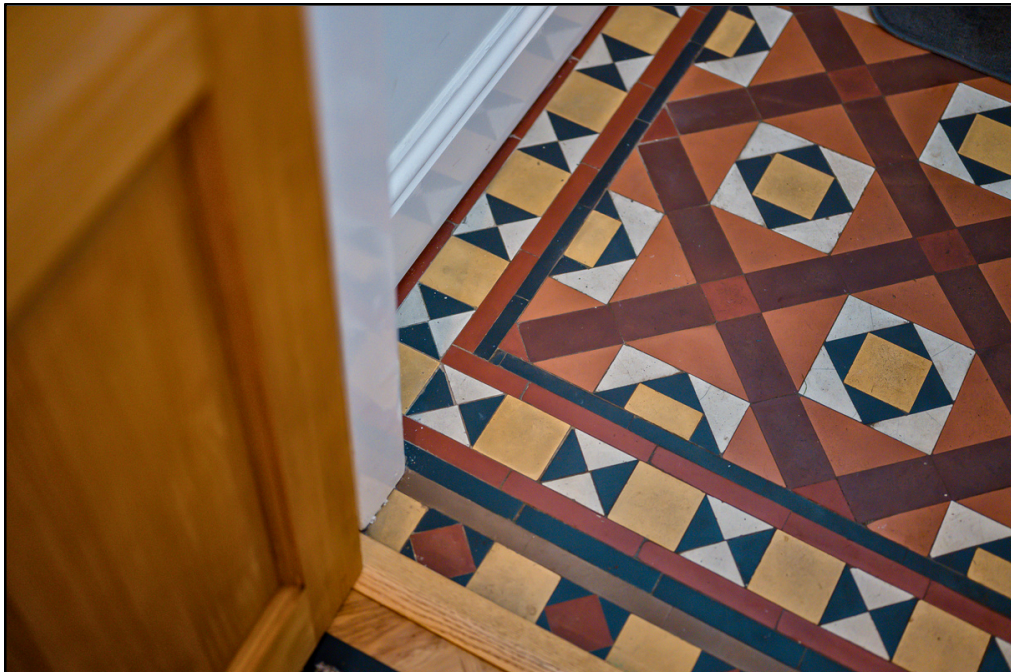
This is a village with a strong sense of community and traditions that remain very much alive. Each June, the Waddington Fayre brings the village together for maypole dancing, a scarecrow festival and the famous Duck Race, passing right by the front of the house. St Helen's, across the field, is a much-loved wedding church, so summer Saturdays are often accompanied by the sound of the church bells.



The village also benefits from excellent local schooling, including Waddington and West Bradford CE Primary School within walking distance. There are also a number of well regarded secondary schools in the local area, including Clitheroe Royal Grammar School, Ribblesdale High School and Bowland High, and for independent schooling, Stonyhurst College is around 15 minutes' drive.

Beyond Waddington, the historic market town of Clitheroe is just two miles away, with its castle, independent shops, cafes and everyday amenities, together with a direct rail connection to Manchester.

It's a genuinely special place to call home, whether you are looking for a family home, a second home or a potential holiday let. Combining period charm, flexible accommodation, private outdoor space and parking with a thriving village community and beautiful countryside on the doorstep, 43 Brook Villas is a property that really does need to be seen to be appreciated.

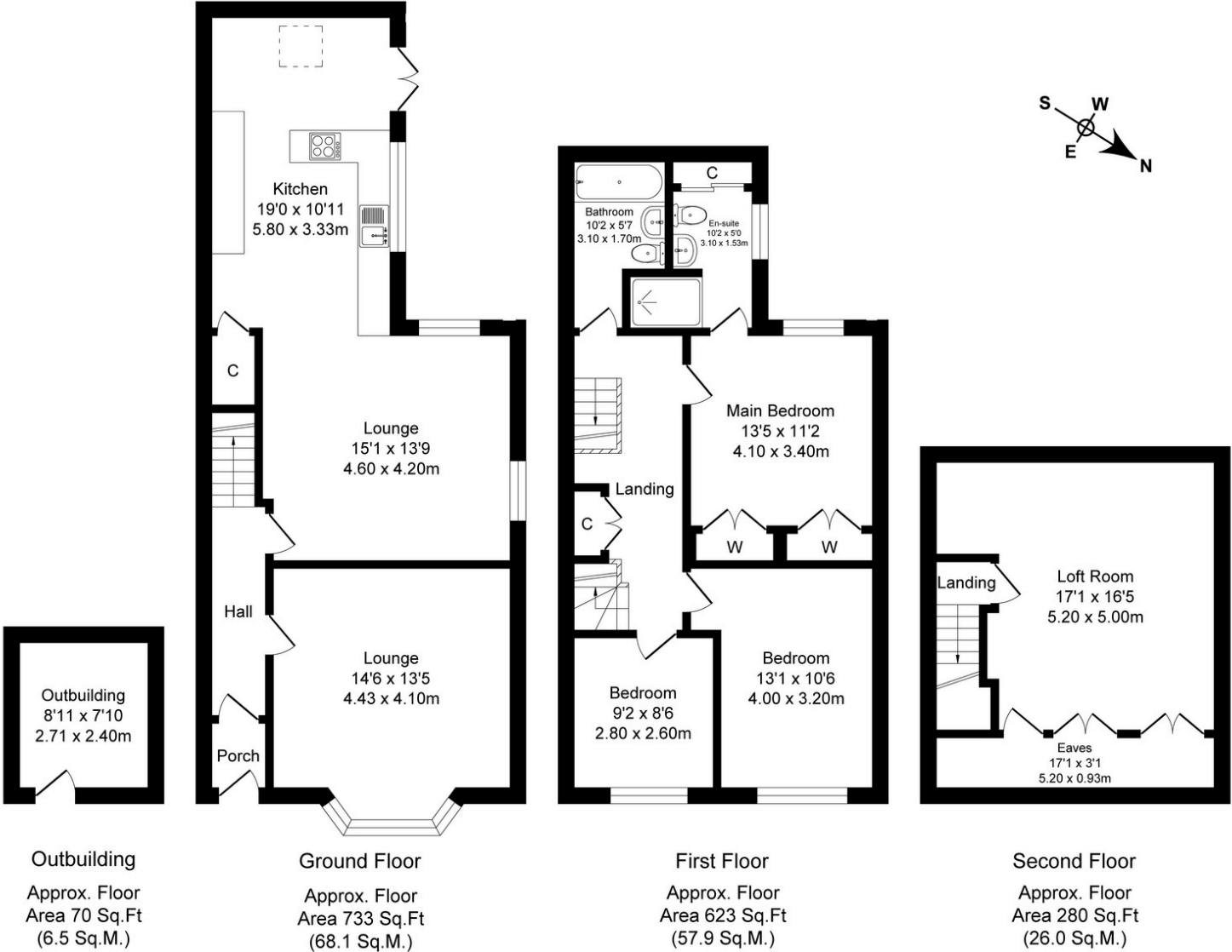


Floor Plan

43 Brook Villas Clitheroe Road, Waddington, Clitheroe, BB7 3HN

Total Approx. Floor Area 1706 Sq.ft. (158.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Background Information

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries.

Council Tax: Band E (Ribble Valley Borough Council).

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property.

Local Authority: Ribble Valley Borough Council Church Walk, Clitheroe, BB7 2RA. Tel.: 01200 425111

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Parking: Private off-road parking

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Services: The property benefits from mains electricity, gas water and foul water connections. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: Freehold

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Chris Cowey.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Subject to Contract . Photos taken September 2026

Directions

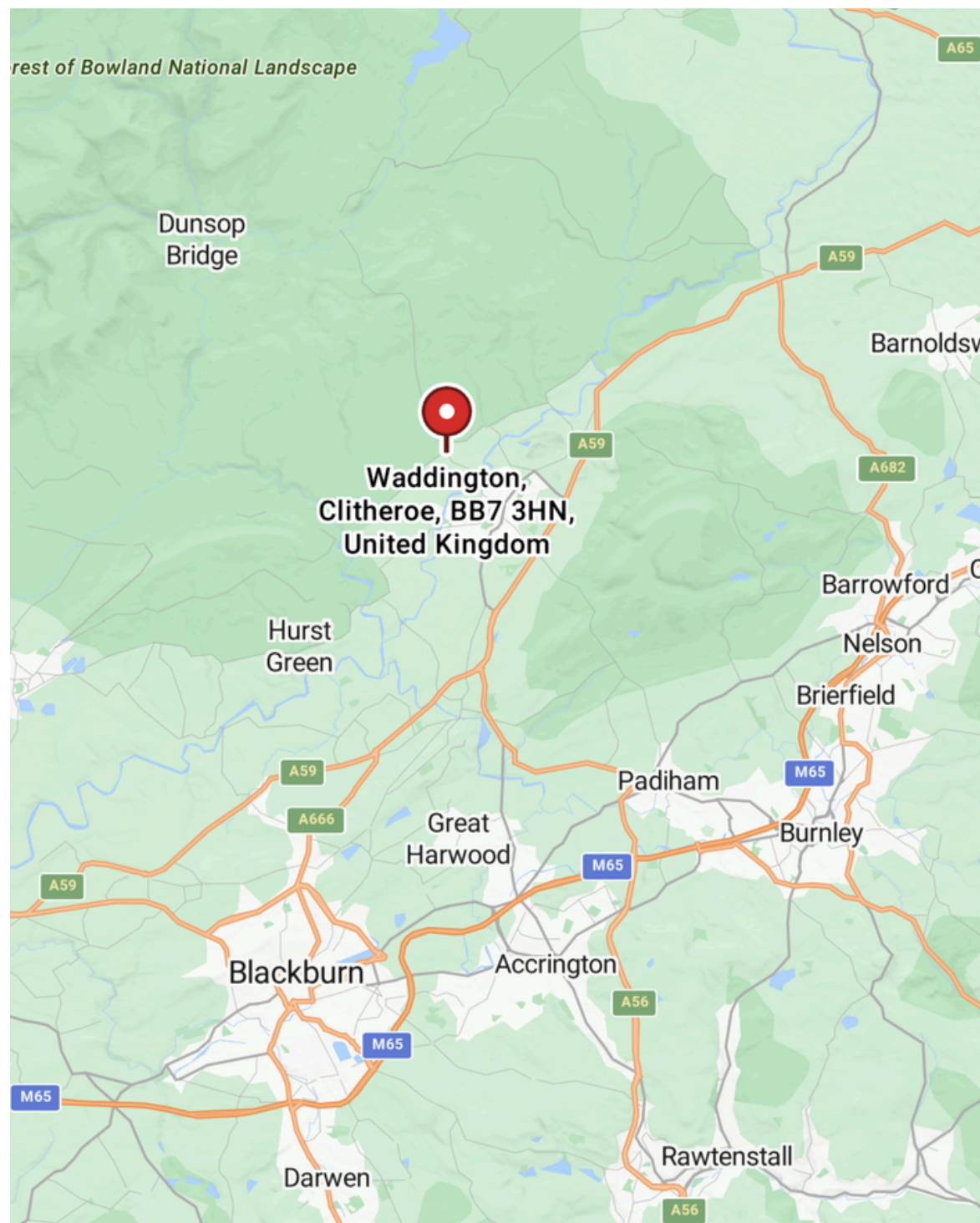
What3words

hotspot.giggled.slimming



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INGHAM & YORKE





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