70-74 BAWDLANDS
CLITHEROE
BB7 2LA

£285,000

HONEYWELL
ESTATE AGENTS



- Large double fronted stone cottage
- 4 good-sized bedrooms
- 3 reception rooms
- Gas CH & PVC DG
- 2 useful cellar rooms
- Rear garden and single garage
- Lovely character features
- 191 m2 (2,058 sq ft) approx.

A huge double fronted stone cottage which offers fabulous family accommodation with 4 bedrooms and 3 reception rooms. The cottage offers a great character feel with exposed beams and stonework with large windows, the front providing excellent natural light. There is a large entrance hallway with fireplace and staircase, to the front there is a spacious sitting room and dining room, at the rear there is cosy lounge with log burner and modern gloss kitchen with appliances and ground floor W.C. Upstairs there are 4 good-sized bedrooms and a bathroom with shower over the bath. The property also has a useful cellar with the front cellar room used as a utility space and the rear cellar room for storage or hobbies. Outside there is an enclosed rear garden with stone paved patio with log store steps leading to a large, decked patio area with raised beds. To the rear there is also a single garage.

Bawdlands is a fantastic location close to the Castle and Clitheroe town centre. Within only a few minutes' walk you can reach all the town centre amenities including shops, bars, restaurants, supermarkets and train station.

LOCATION: From our sales office in Clitheroe turn left and travel down Parson Lane, continue straight on at the roundabout, over the railway bridge and onto Bawdlands. Number 70-74 is on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: 5.2m x 3.0m (17'0 x 9'8"); with feature exposed stone wall, decorative fireplace with attractive hearth and surround, spindle staircase off to first floor.

SITTING ROOM: 4.0m x 3.6m (13'1" x 11'10"); with feature exposed stone wall, large window and door to front elevation and understairs door with staircase leading to cellar.

LOUNGE: 5.1m x 3.9m (16'7" x 12'10"); with feature fireplace housing cast iron log-burning stove with stone hearth and surround with wooden mantle, window and glazed door leading to rear garden.

DINING ROOM: 5.1m x 3.9m (16'8" x 12'8"); with a large window and door to front with wall-hung electric fireplace and built-in shelving set into the alcove.

KITCHEN: 3.0m x 3.7m (9'9" x 12'2"); with a modern range of white gloss wall and base units with complementary wood effect laminate work surface and tiled splashback, a one and a half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, four-ring stainless steel gas hob with extractor over, integrated fridge freezer, Beko slimline dishwasher, tiled floor and glazed door leading to rear garden.

CLOAKROOM: with a two-piece white suite comprising low suite W.C with pushbutton flush and vanity wash handbasin with chrome mixer tap and tiled floor.

CELLAR: with staircase down from the sitting room. Front cellar room 3.5m x 4.7m (11'4" x 15'6"); offers a great utility space with window to front elevation and doorway leading to exterior, plumbing for a washing machine and a stone flag floor. Rear cellar room 4.3m x 2.9m (13'11" x 9'7"); is ideal for hobbies or storage.









FIRST FLOOR:

LANDING: with walk-in storage cupboard.

BEDROOM ONE: 4.2m x 3.2m (13'0" x 12'4"); with feature fireplace with marble hearth and inset with wooden surround.

BEDROOM TWO: 2.9m x 2.7m (10'10" x 6'5"); with exposed beams.

BEDROOM THREE: 2.9m x 2.7m (10'10" x 6'5"); with rear window to side with built-in storage cupboard housing Worcester central heating boiler.

BEDROOM FOUR: 2.9m x 2.7m (10'10" x 6'5"); with exposed beams.

BATHROOM: with a three-piece white suite comprising low suite W.C with pushbutton flush, wash handbasin with chrome mixer tap. Panelled bath with chrome tap and a thermostatic shower over with fixed showerhead and separate handheld showerhead, mermaid splash panel walls, extractor fan and fitted shelving for towels and linen.

OUTSIDE: To the rear of the property, off the lounge, is a stone paved patio area with log store and access to a large, raised, decked patio area offering both covered and outside seating with raised planting borders well stocked with plants and shrubs, gated access to the side and steps up to single garage with personal door to the side.

HEATING: Gas fired central heating with PVC double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND A.

SERVICES: Freehold.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.

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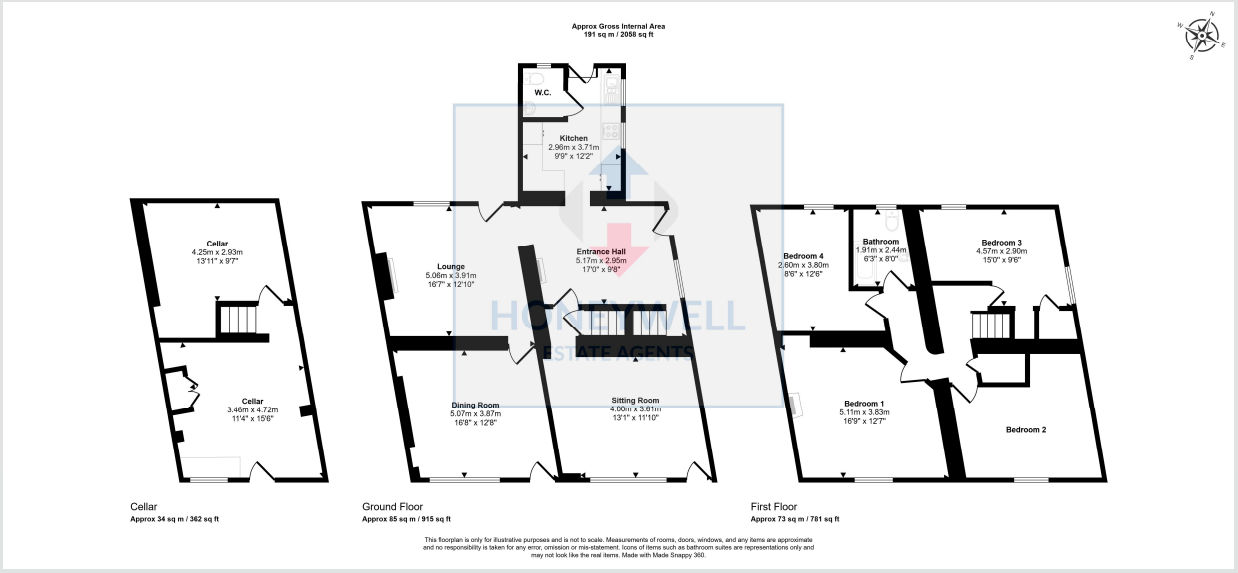












70-74 Bawdlands, Clitheroe, BB7 2LA
CD/CE/181126

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1 Castlegate, Clitheroe. BB7 1AZ
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