



1 Withgill Cottages Withgill Fold, Withgill

£495,000 Freehold

STUNNING FOUR BEDROOM EXTENDED PROPERTY ON WITHGILL FOLD Presenting an exceptional opportunity to acquire a distinguished four double bedroom extended historic farmhouse, nestled in the exclusive rural hamlet of Withgill Fold, amidst the captivating surrounds of the Ribble Valley countryside.

Council Tax band: E

Tenure: Freehold



Presenting an exceptional opportunity to acquire a distinguished four double bedroom extended historic farmhouse, nestled in the exclusive rural hamlet of Withgill Fold, amidst the captivating surrounds of the Ribble Valley countryside.

This remarkable residence seamlessly blends the character and heritage of its origins with refined contemporary living. Upon entry, a welcoming porch with fitted storage sets the tone for the thoughtfully designed interiors, leading into the heart of the home: an expansive open plan kitchen, living and dining area. The bespoke kitchen, crafted with farmhouse style oak worksurfaces, a central kitchen island, and an Aga, perfectly captures the essence of country living, while the adjoining extension offers a versatile space for family gatherings, complete with a multifuel stove and patio doors that invite natural light throughout. A separate snug, also featuring a multi-fuel stove, and a convenient downstairs WC adds further practicality.

Upstairs, four generously proportioned double bedrooms ensure ample accommodation for family and guests, complemented by a beautifully appointed four-piece bathroom with a freestanding bath and walk-in shower.

The property benefits from parking for two cars, with additional overflow visitor parking available, ensuring convenience for residents and guests alike. Located just over two miles from the vibrant market town of Clitheroe, this converted farmhouse offers easy access to a wealth of amenities, schools, and transport links, while retaining the peace and privacy of a rural setting. Every detail has been considered to deliver a harmonious blend of comfort, style, and practicality, making this an outstanding choice for discerning buyers seeking a home that embodies both historic charm and modern luxury.

- Four Double Bedroom Extended Historic Farmhouse
- Beautiful Surrounds of Ribble Valley Countryside
- Stunning Rural Hamlet Setting of Withgill Fold
- Low Maintenance Rear Garden with Porcelain Tiled Patio
- Open Plan Living Accommodation Downstairs, Ideal Family Living
- Bespoke Kitchen with Oak Worksurfaces
- Cosy Snug with Multi-fuel Stove
- Parking for Two Cars with Additional Overflow Visitor Parking
- Downstairs WC
- Located Just Over Two Miles From Clitheroe



Porch

Tiled flooring, fitted storage cupboards with worktop space, upvc double glazed sash window, wooden stable door

WC

Two piece suite with wc and sink, tiled flooring, tiled floor to ceiling, panel radiator, upvc double glazed sash window

Kitchen

Range of fitted wall and base units with contrasting solid wood worksurfaces and granite worksurfaces, kitchen island with solid wood worksurface, oil powered aga, freestanding electric cooker with induction hob, double Belfast sink, space for American fridge freezer, solid oak flooring, cast iron radiator, upvc double glazed sash window

Dining Area

An extension completed around 10 years ago, oak flooring, double glazed doors to rear garden, double glazed velux window

Lounge

Double extension completed around 18 years ago, solid oak flooring, multifuel stove, cast iron radiator x2, stairs to first floor with underfloor heating, double glazed windows

Snug

Solid oak flooring, multifuel stove with stone hearth, cast iron radiator, double glazed French doorsj

Landing

Carpet flooring, cast iron radiator, loft hatch to boarded loft

Bedroom One

Carpet flooring, panel radiator, upvc double glazed sash windows x2, velux windows x2

Bedroom Two

Carpet flooring, panel radiator, upvc double glazed tilt and turn sash window

Bedroom Three

Carpet flooring, panel radiator, upvc double glazed tilt and turn sash window

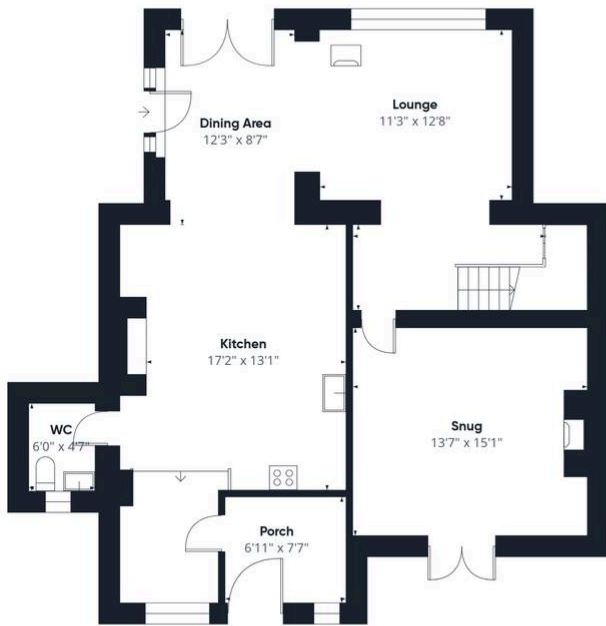
Bedroom Four

Laminate flooring, panel radiator, upvc double glazed sash window

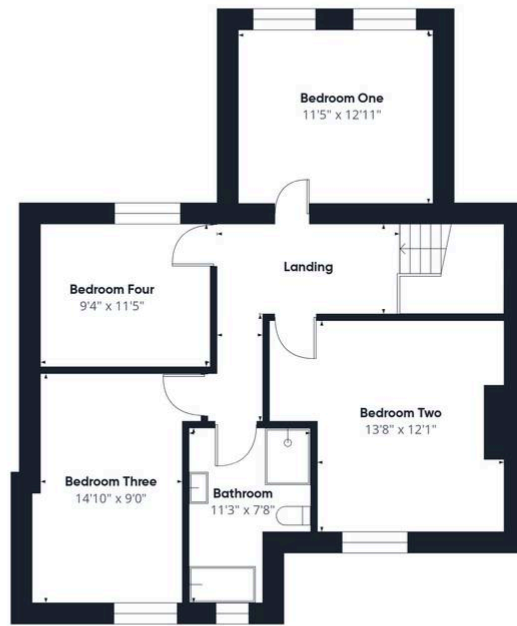
Bathroom

Four piece bathroom with walk in shower, freestanding bath, wc and sink, cast iron radiator stone flooring, upvc double glazed sash window





Floor 0



Floor 1



Approximate total area⁽¹⁾
1684 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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