

DALE HEAD
77 WADDINGTON ROAD
CLITHEROE
BB7 2HN

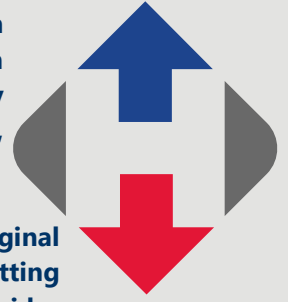
£485,000



- Stunning 3 storey period end terrace
- Fantastic character feature throughout
- Large family accommodation
- 2 imposing reception rooms
- 4 bedrooms, 3 bathrooms
- Large dining kitchen with bi-fold doors
- Ground floor wet room and utility
- 189 m2 (2,031 sq ft) approx.

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Dale Head is a stunning stone-built, period bay-fronted terraced home, ideally situated in this highly convenient location within walking distance of the town centre and railway station. Beautifully combining original character features with contemporary styling, this exceptional property has been thoughtfully modernised throughout and benefits from underfloor heating in many rooms, high-quality fittings, and tasteful décor.



The ground floor is entered via an impressive reception hallway featuring an original staircase and attractive tiled flooring. To the front is a charming bay-fronted sitting room with a feature fireplace and log-burning stove, while a separate lounge provides additional living space. The heart of the home is the superb open-plan family dining kitchen, complete with bi-fold doors, a further log-burning stove, and an elegant grey shaker-style kitchen fitted with quartz worktops and a range of integrated appliances. The property has also been extended to the rear, creating a useful utility room and a stylish contemporary wet room.

To the first floor, a beautiful split-level landing provides access to three bedrooms and a modern shower room. The impressive principal bedroom benefits from a luxurious en-suite bathroom featuring a freestanding bath and separate shower enclosure. The second floor offers a spacious fourth bedroom with excellent head height, a window, and two Velux rooflights, enjoying views towards the castle.

Externally, the property features an attractive forecourt garden to the front and an enclosed rear yard with a paved seating area, pergola, and pizza oven, creating an ideal space for outdoor entertaining.

The property underwent a comprehensive renovation in 2019, including a full rewire, new bathrooms, a new kitchen, and a rear extension. Underfloor heating was installed in the bathrooms, hallway, kitchen, and utility room, while a new boiler was fitted in 2025.

LOCATION: From our office continue along Castle Street, turn left at Will's Bar into King Street and at the bottom turn right at the mini roundabout. Turn left under the railway into Waddington Road and the house can be found on the left just after Cowper Avenue.

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

ENTRANCE: original entrance front door into entrance vestibule with coved cornicing, picture rail, feature original tiled floor, half glazed door with stained glass panels leading to hallway.

HALLWAY: stunning hallway with coved cornicing and feature original staircase off to first floor with spindles and balustrade and understairs storage cupboard, a modern Heritage-style radiator and ceramic tiled floor with electric underfloor heating.

SITTING ROOM: 4.9m x 4.8m (16'0" x 15'7"); with a feature bay window with stained glass panels and fitted shutters to

the front and window to the side with fitted shutters and views of Pendle Hill, feature sandstone fireplace housing cast iron log burning stove sat on stone hearth, coved cornicing, feature plasterwork and a picture rail.

LOUNGE: 4.2m x 3.9m (13'10" x 12'11"); with coved cornicing, picture rail, window to side with fitted shutter and window to the rear overlooking outside seating area, television point, fitted bookshelves set into alcove and modern Heritage-style radiator.

CLOAKROOM: with a two-piece suite comprising a low suite W.C with pushbutton flush, pedestal wash handbasin with chrome taps, tiled floor, extractor fan, coat hooks and electric underfloor heating.

OPEN PLAN DINING KITCHEN: 2.9m x 7.7m (9'7" x 25'4"); the dining area has bifold doors opening to outside, a feature fireplace housing cast iron log burning stove set into the chimneybreast on stone flag hearth, wood effect ceramic tiled flooring with electric underfloor heating. The kitchen area has an extensive range of modern grey shaker-style wall and base units with white quartz work surface, matching upstand and





tiled splashback with under-unit lighting. There is a Caple ceramic Belfast sink unit with brushed steel mixer tap, a Range Master range-style cooker with two ovens, separate grill, five-ring gas hob and matching extractor canopy over, integrated Bosch microwave oven combi with plate warming drawer, large larder cupboard with drawers under, a Hisense stainless steel American fridge freezer with ice and water dispenser, integrated Bosch dishwasher, large Velux window, recess spotlighting, ceramic tiled wood effect flooring with electric underfloor heating.

UTILITY ROOM: with a fitted range of white gloss wall and base units with complimentary laminate work surface. There is a circular stainless steel sink unit with brushed steel mixer tap, plumbed for a washing machine, space for tumble dryer, Velux window, recess spotlighting, ceramic wood effect tiled floor with underfloor heating and door to outside.

WET ROOM: a three-piece white wet room with low suite W.C with concealed cistern and pushbutton flush, wall-hung wash handbasin with chrome mixer tap, a walk-in wet shower area with fitted Grohe thermostatic shower with fixed showerhead and separate handheld showerhead. There is a chrome heated ladder-style towel rail, part-tiled walls, tiled floor, recess spotlighting, Velux roof light and tiled floor with electric underfloor heating.

FIRST FLOOR:

LANDING: stunning split-level landing with feature original spindles and balustrade, glass ceiling lantern providing natural light and staircase off to second floor.

BEDROOM ONE: 4.1m x 4.8m (13'7" x 15'9"); with bay window to the front with fitted shutters and views of Pendle Hill, coved cornicing, picture rail and feature cast iron fireplace with tiled hearth.

ENSUITE BATHROOM: with a four-piece white suite comprising low suite W.C, pedestal wash handbasin with chrome taps, freestanding roll-top bath with chrome shower tap fitment, corner shower enclosure with fitted mixer shower, fitted shutters, part-tiled walls, tiled floor with underfloor heating and a modern Heritage-style radiator.

BEDROOM TWO: 4.2m x 4.0m (13'7" x 13'3"); with windows to side and rear with views of Pendle Hill and a picture rail.

BEDROOM THREE: 3.0m x 3.1m (9'11" x 10'3"); with picture rail, built-in wardrobe housing main combination central heating boiler installed in 2025.



SHOWER ROOM: with a three-piece suite comprising a low suite W.C, pedestal wash handbasin with chrome tap, double shower enclosure with fitted thermostatic shower, part-tiled walls, chrome heated towel rail, tiled floor with electric underfloor heating.

SECOND FLOOR:

LANDING: with Velux window and eaves storage.

BEDROOM FOUR: 4.7m x 5.2m (15'7" x 17'2"); with window to rear elevation and two Velux roof lights with attractive outlooks towards Clitheroe Castle. The window was installed last year. There are eaves storage, recess spotlighting and fitted wardrobes.

OUTSIDE: There is an attractive forecourt front garden with blocked paved pathway to front door, covered porch with tiled floor and electric light and a central gravelled area with surrounding paving and boundary hedging. To the rear there is a courtyard area with brick boundary wall and gated access, stone paved seating area with pergola, outside light, cold water tap, fitted pizza oven and log store.

HEATING: Gas fired hot water central heating with combination boiler installed in 2025. All the bathrooms, hallway, kitchen and utility have electric underfloor heating.

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

COUNCIL TAX BAND D.

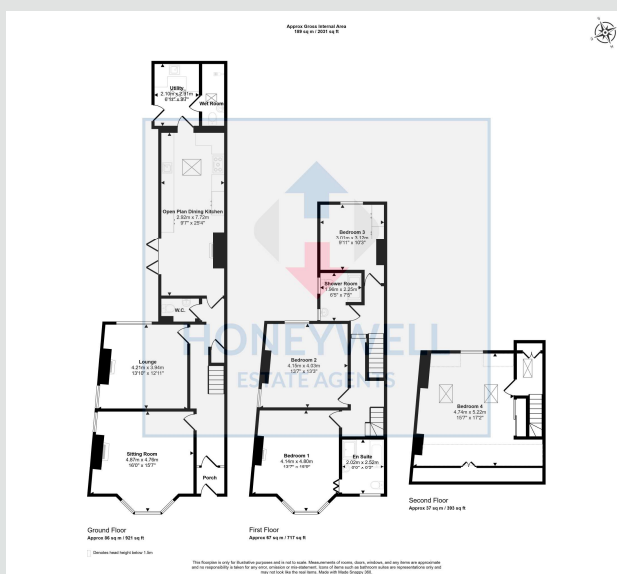
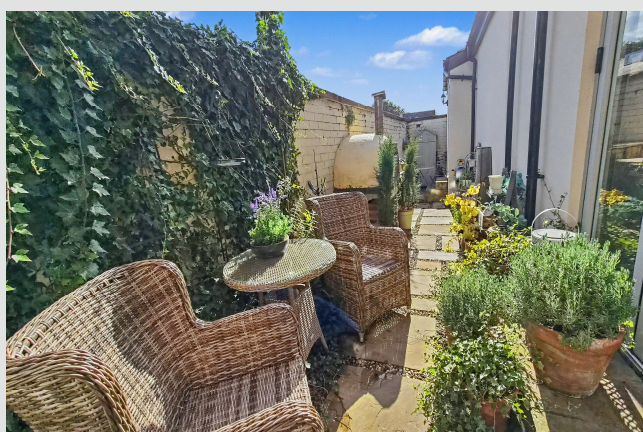
TENURE: Leasehold 999-year lease from 1909.

FLOOD RISK LEVEL: Very low.

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

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