



Inglemead, Waddington Road, Clitheroe, BB7 2HN

Fully refurbished stonebuilt period semi detached house
£825,000



- Heritage features throughout
- Modern insulation - energy rated C
- 4 bedrooms, 3 bathrooms
- Fully refurbished in 2025
- Two stunning reception rooms
- Prime location
- 1,905 Sq. ft (177 m2) approx.

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INGLEMEAD, WADDINGTON ROAD CLITHEROE

A truly exceptional stone-built semi-detached period residence, meticulously refurbished throughout 2025 and 2026 to an outstanding standard. Combining elegant original features with contemporary comforts, modern insulation and stylish finishes, this magnificent home offers the character and charm of a period property with the efficiency and practicality expected from modern living.

Occupying a generous plot in a highly convenient central location, the property retains a wealth of original features including decorative cornicing, feature fireplaces and a stunning staircase, all thoughtfully complemented by high-quality contemporary upgrades throughout.

The welcoming entrance hall immediately sets the tone, featuring panelled walls and a striking staircase leading to the first floor. Two elegant reception rooms provide versatile living accommodation. The impressive drawing room showcases original cornicing and a feature stone fireplace, while the sitting room benefits from a beautiful marble fireplace and flows seamlessly into the heart of the home. The superb dining kitchen has been thoughtfully designed with a bespoke range of solid wood shaker-style units, quartz work surfaces and a range cooker. With underfloor heating and ample space for a large dining table, this is an ideal space for both everyday family life and entertaining. A practical utility area is positioned just off the kitchen.

A substantial rear extension further enhances the accommodation and includes a spacious boot room, contemporary shower room and an additional double bedroom, offering flexibility for use as guest accommodation, a home office, gym or hobby room.

To the first floor, a beautiful split-level landing with original spindles and balustrades leads to three well-proportioned double bedrooms with one en-suite shower room. A stylish three-piece house bathroom serves the remaining bedrooms and features a shower over the bath.

Externally, the property enjoys excellent outdoor space. To the front is a private driveway providing off-road parking, together with lawned gardens and a pathway leading to the rear. The enclosed rear garden is of an excellent size and incorporates a substantial stone-flagged patio, extensive lawned areas, planted borders, three useful storage buildings and an external WC.

The extensive refurbishment programme undertaken during 2025 and 2026 has transformed the property while preserving its historic character. Improvements include sandblasting and repointing of the stonework, a new roof and external insulation to the extension, internal insulation to all external walls, a completely new heating system with Heritage-style radiators, underfloor heating to the kitchen and extension, replacement PVC sash-style windows, new internal joinery and a full electrical rewire.

Remarkably for a property approaching 150 years of age, the home achieves an impressive EPC rating of C, demonstrating the success of the comprehensive energy-efficiency improvements. Adding solar panels or ground source heat pump would elevate the EPC to a 'B' comparable to New Build properties.

A rare opportunity to acquire a beautifully restored period home that seamlessly combines timeless character with modern comfort and efficiency.

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LOCATION: From the main street (Castle Street) in the town centre turn left into King Street and right at the roundabout next to the train station. Proceed straight on and turn left under the railway into Waddington Road. The house is situated on the righthand side on an elevated site on the corner of Hawthorne Place.

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

ENTRANCE HALLWAY: through brand new bespoke joiner-made front door with modern security mechanism.

HALLWAY: with feature original staircase off to first floor with spindles and balustrade, wood panelled walls, coved cornicing, modern Heritage-style radiator, tiled floor with understairs storage area.

DRAWING ROOM: 4.7m x 4.1m (15'5" x 13'6"); with feature coved cornicing and picture rail, feature sandstone fireplace and hearth, television point and two windows overlooking the front garden.

SITTING ROOM: 4.6m x 4.0m (15'0" x 13'1"); with feature coved cornicing, fantastic original marble fireplace housing cast iron multifuel stove sat on stone flag hearth, open to dining kitchen.

DINING KITCHEN: 5.9m x 4.1m (19'3" x 13'7"); with a fitted range of bespoke solid wood shaker style units with white quartz work surface with matching upstand, a stainless steel Range cooker with two ovens, plate warmer, separate grill, five ring induction hob and extractor over, integrated Bosch dishwasher, integrated freezer, one and a half bowl ceramic sink with brushed brass mixer tap, coved cornicing, recess spotlighting, space for large dining table and chairs, tiled floor with underfloor heating.

UTILITY SPACE: with built-in storage, plumbing for a washing machine and space for tumble dryer above, tiled floored with underfloor heating.



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BOOT ROOM/REAR PORCH: 4.5m x 3.4m (14'10" x 11'4"); large entrance space with room for furniture and coat and shoe storage, tiled floor with underfloor heating, access to loft space which houses a Navien gas central heating boiler which was installed in 2025.

SHOWER ROOM: with a newly installed three-piece white suite comprising low suite W.C with concealed cistern and pushbutton flush, vanity wash handbasin with chrome mixer tap with storage under and bathroom cabinet over with mirror and LED lighting. Large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead and recessed shelf with LED lighting, fully tiled walls, tiled floor with underfloor heating and a chrome heated ladder-style towel rail.

BEDROOM: 3.2m x 3.1m (10'7" x 10'0"); this could also be used as home office, gym or hobby room with feature pitched ceiling with recess spotlighting, wood effect laminate flooring, outlooks across the rear garden.

FIRST FLOOR:

LANDING: there is a fantastic feature split level landing with original spindles and balustrade plus modern wooden panelled walls, feature plaster ceiling arch and central plaster ceiling rose, coved cornicing, picture rail.

BEDROOM: 4.6m x 4.0m (15'0" x 13'1"); with coved cornicing, recess spotlighting, feature original fireplace with marble surround and cast iron inset, fitted wardrobes to either side with storage cupboards above.

BEDROOM: 4.7m x 4.1m (15'5" x 13'6"); with coved cornicing, recess spotlighting, feature marble fireplace housing cast iron inset.

BEDROOM: 4.6m x 3.0m (15'5" x 9'6"); with recess spotlighting, coved cornicing, outlooks across the rear garden.

ENSUITE SHOWER ROOM: with a modern three-piece white suite comprising low suite W.C with pushbutton flush and concealed cistern, vanity wash handbasin with chrome mixer tap, storage cupboards under and over, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor and a chrome heated ladder-style towel rail, extractor fan and recess spotlighting.

BATHROOM: with a three-piece white suite comprising low suite W.C with concealed cistern and pushbutton flush, pedestal wash handbasin with matt black mixer tap, storage drawers under and bathroom cabinet over, panelled bath with matt black mixer tap and thermostatic shower over with fixed showerhead and separate handheld showerhead with matching glass shower screen, fully tiled walls, tiled floor and a tall heated ladder-style towel rail, recess spotlighting and extractor fan.

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OUTSIDE: To the front of the property is a walled garden with stone boundary wall, front lawn with planting areas and tarmac drive providing private parking. There is a lawn and pathway along the side of the house with wrought iron gate leading to the rear garden. There is a good sized rear garden with large stone paved patio area with security lighting and cold and hot water external tap. There is a series of outbuildings incorporating three store rooms and an outside W.C. These stores have electric light and power and an unused cable with capacity for EV car charging. The rear garden is mainly laid to lawn with well stocked planting areas with stone boundary walls to either side and boundary fence to the rear.

The seller also has a plot of land to the rear of the garden; it may be possible to include this by separate negotiation.

HEATING: Newly installed gas central heating with modern Heritage-style radiators and underfloor heating in the kitchen and rear extension. The heating system has 3 zones; the rear extension, kitchen and sitting room & the drawing room, hallway and upstairs. Newly installed PVC double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected. The Wi-Fi has a booster system in the extension and on the first floor for good signal throughout the house. Lead pipes have been replaced.

TENURE: Leasehold, the remainder of a 999-year lease. No ground rent.

COUNCIL TAX BAND F.

EPC: Energy efficiency rating for the property is C. Adding solar panels or ground source heat pump would take the property to a B. That is equivalent to a New Build EPC Performance.



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Inglemead

Approximate Gross Internal Area : 177.02 sq m / 1905.42 sq ft

Outbuilding : 15.68 sq m / 168.77 sq ft

Total : 192.70 sq m / 2074.20 sq ft



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.



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