



# The Roost

Belle Vue Lane | Waddington | Clitheroe | Lancashire | BB7 3HY

MSW HEWETSONS



# The Roost

Offers In Excess of £2,500,000

Belle Vue Lane | Waddington  
Clitheroe | Lancashire | BB7 3HY

Arguably the best residential location in one of the most popular Ribbles Valley villages with spectacular open views to Kemple End. This detached stone private house has been substantially extended and improved over the last few years to offer exceptional family accommodation with beautiful fittings and fixtures and immaculate décor throughout, hardwood sealed unit double glazed stone mullioned windows throughout.

The property is set in just over ten acres with mature lawned gardens, patios and courtyard. With ample parking and garaging additional outbuildings suitable for conversion to stables. The land to the front west elevation is set to three paddocks which are good quality, well drained flat meadowland.

## Ground Floor

### Entrance Porch

Solid pine high panel entrance door with brass finishing, side window, feature stone work, ceiling roses, central heating radiator.

### Reception Hallway

Pine panelled entrance door, timber beamed ceiling, central heating radiator.

### Hallway

Original barn door with feature arched window, skirting, central heating radiator, ceiling roses, timber beamed ceiling.

### Study

Dressed stone 'Adam' style fire place with feature acorn carved corners, raised stone half and brick back. Pine beamed ceiling. Full wall fitted oak bookshelves with glass fronted cabinets with cupboards beneath. Twin ceiling roses, low voltage spotlighting.

### Family Room/Kitchen

Superb open living kitchen spanning from front elevation to rear elevation.

### Kitchen Area

Six oven gas 'Aga' with electric module. Set in half stone niche with decorative tile splashbacks.

Range of high quality fitted oak furniture with complimentary black granite work surfaces. Double bowl 'Franke' sink with chromed washing fitment over with side drainer. Matching island unit with stainless steel sink with chromed particulated tap head. Built in 'Miele' oven. Built in 'Bosch' wine cooler. Built in 'Bosch' dishwasher. High stand matching oak cabinets with sub-zero double American style fridge. Diamond set ceramic tiled flooring, twin 'Velux' sky lights, low voltage spotlighting, windows to rear elevation, double panelled central heating radiator.

### Breakfast Area

Central breakfast area, double windows to gable elevation, timber beamed ceiling and diamond set ceramic tiled floors. Bespoke oak fitted cabinet with glass fronted cabinets beneath.

### Family Area

Dressed stone inglenook style fireplace with stone plinth, herringbone set handmade brick back, housing a log burning stove. Windows to front elevation, two double panelled central heating radiators, LED lighting, timber beamed ceiling.

### Inner Hallway

Double timber brass finished doors leading to reception hallway, then leading to –

### Vestibule

Pine panelled entrance doorway with side windows. Lovely light and open reception room with sliding double doors to patio and gardens. Travertine tiled flooring. 'Velux' skylights. Twin ceiling roses.

### Drawing Room

Double panelled entrance doors, beautiful dressed stone recessed fireplace with matching raised half with a living gas, cast iron, canopied fire. Windows both with side elevations, double doors leading to patio, feature plastered ceilings, three central heating radiators.

### Snug Room

Feature full wall window to rear elevation, windows to gable elevation, feature carved stone fireplace with living gas flame, cast iron and canopied fire. Two central heating radiators.

### Shower Room

Three piece suite comprising corner shower cubicle with chromed shower fitment, 'Villeroy & Boch' wash hand basin on brush steel legs, 'Villeroy & Boch' low level w.c, ceramic tiled walls and floors, window to gable elevation, low voltage spotlighting.

# Particulars of sale

## First Floor

### Staircase

Superb traditional returning staircase with solid timber hand posts and matching side panelling.

### Landing

Matching timber balustrade, timber window, 'Velux' skylight, central heating radiator, and built in linen cupboard.

### Principal Bedroom Suite

#### Principal Bedroom

Superb timber truss ceiling, dressed stone archway leading to balcony with superb open views to front gardens, paddocks, Kemple End and beyond. Two timber doors. Two central heating radiators, window to inner gable elevation.

#### Dressing Room

Range of fitted light oak wardrobes and dressing area, 'Velux' skylight.

#### En Suite Bathroom

'Jacuzzi' spa bath with timber panels and surrounding tiles. Twin pedestal hand wash basins, shower cubicle with 'Grohe' power steam shower, low level w.c. and bidet. Two central heating radiators, wall mounted chromed radiator towel rail, window and 'Velux' skylight. Feature beams, low voltage lighting.

#### Bedroom Two

Full wall fitted wardrobes with kneehole dressing area, feature arched window to rear elevation, two central heating radiators, beamed ceiling, feature recessed illuminated niche.

#### Ensuite Bathroom

Comprising of panelled bath, twin 'Jacuzzi' wash hand basin – with light oak cabinet with mirror and glazed side cupboards. Shower cubicle with 'Grohe' steam power shower, 'Jacuzzi' low level w.c. bidet, fully ceramic tiled walls and floors, twin windows, two central heating radiators, 'Velux' skylight.

### Plant/Utility Room

Situated off the inner hallway. Fitted base units with matching black granite work surfaces with ceramic 'Belfast' sink with chromed mixer tap, plumbed for washing machine, pressurised hot water system, diamond set ceramic tiled floor, central heating radiator, and window to rear elevation.

### Staircase to Original section

Traditional timber balustrade with carved posts, spindles and hand rails.

### Landing

Open landing with seating area, feature window to rear elevation, original timber truss ceiling with 'Velux' skylights, central heating radiator.

### Bedroom Three

Fitted light oak wardrobes with matching dressing cabinet and side cupboards. Two central heating radiators, timber beamed ceiling, LED lighting, windows to front elevation

### En suite shower room

With full 'Jacuzzi' fitments including 'Jacuzzi' spa bath, pedestal wash hand basin, low level w.c. and bidet. Fully tiled shower cubicle with monsoon style chromed head. Ceramic tiled walls and floors, LED lighting, window, central heating radiator.

### Bedroom Four

Feature original circular stone window. Range of fitted light oak cupboards, central heating radiator, window to rear elevation, beamed ceiling. Pitch pine open staircase leading to -

Mezzanine attic bedroom, hobby room or storage

Feature timber beams, 'Velux' skylight, double radiator, and eaves storage access doors.

### Ensuite

With separate access for other bedrooms, containing five piece suite 'Villeroy & Boch' comprising panelled bath with chromed fitments,

pedestal wash hand basin, low level w.c. bidet, shower cabinet with 'Grohe' power steam shower. Fully ceramic tiled walls and floors, central heating radiator, window, low voltage spotlighting, beamed ceiling.

### Bedroom Five

Built in pine glazed wardrobes, window to front elevation, central heating radiator, beamed ceiling.

### Ensuite

Corner shower cubicle, wash hand basin, low level w.c. central heating radiator, low voltage spot lighting. Half ceramic tiled walls, ceramic tiled flooring.

### Bedroom Six/Gym

Feature tiered window to front elevation, two central heating radiators, feature beamed ceiling and archway.

### External

#### Entrance

The property has a stone columned and electrically operated wrought iron entrance leading to a tarmac driveway with feature stone wall, wrought ironed fencing and traditional cast iron curtesy lighting.

#### Driveway

The driveway leads to the rear of the property with ample parking and turning areas.

#### Garage

Detached garage block which offers two double garages and separate workshop quarry tiling throughout, four radiators. Windows to rear elevation, fluorescent lighting, light, power and water installed, separate gardener's w.c.

#### Garden Shed

Adjacent to the garage is a timber garden with useful storage.

### Stone log store

An original detached stone building used as a log store with quarry tiled floors, window, stable entrance door, rear door, fluorescent lighting. Power installed.

### Car Port

Three bay timber car port with light, power and water installed.

### Stable Block/Additional storage

Steel and timber open storage building with light, power and water installed. Concrete hard standing. Could easily be converted to four/five stables.

### Chicken pen

Fully fenced chicken pen with timber chicken huts on raised plinths.

### Gardens

The property has beautifully maintained mature gardens to the front with surrounding stone walls, large lower garden, south elevation adjacent to the main entrance driveway, attractive rear gardens.

### Land

The property has the benefit of owning 12 acres of good, flat open meadowland which is portioned into three separate units.

### Services

Mains electricity. Mains water. Mains Gas. Mains sewerage.

### Council Tax

Band H

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

# The Roost

Approximate Gross Internal Area : 583.6 sq m / 6281.81 sq ft

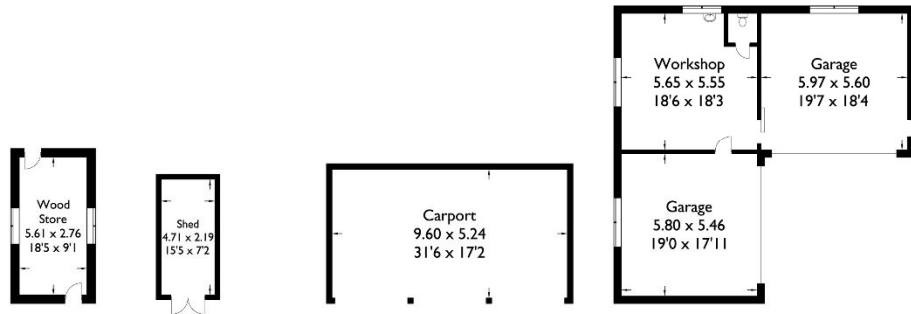
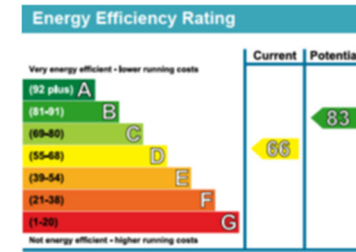
Wood Store : 15.48 sq m / 166.62 sq ft

Shed : 10.31 sq m / 110.97 sq ft

Garage/Workshop : 98.37 sq m / 1058.84 sq ft

Carport : 50.30 sq m / 541.42 sq ft

Total : 758.06 sq m / 8159.69 sq ft



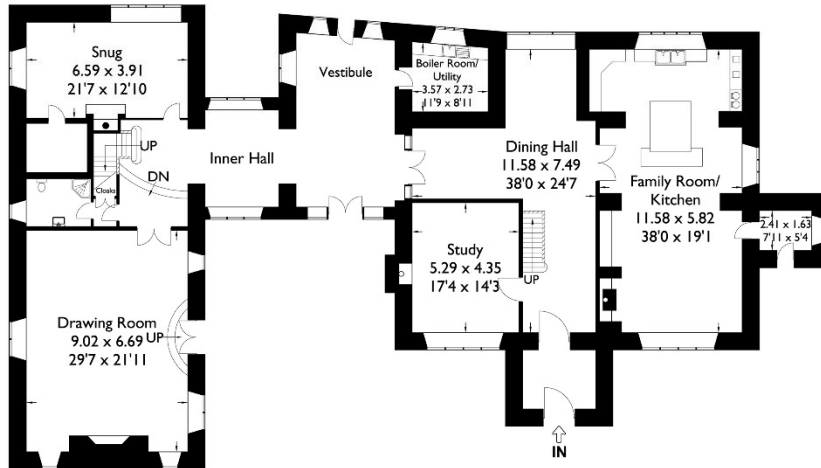
Wood Store

Shed

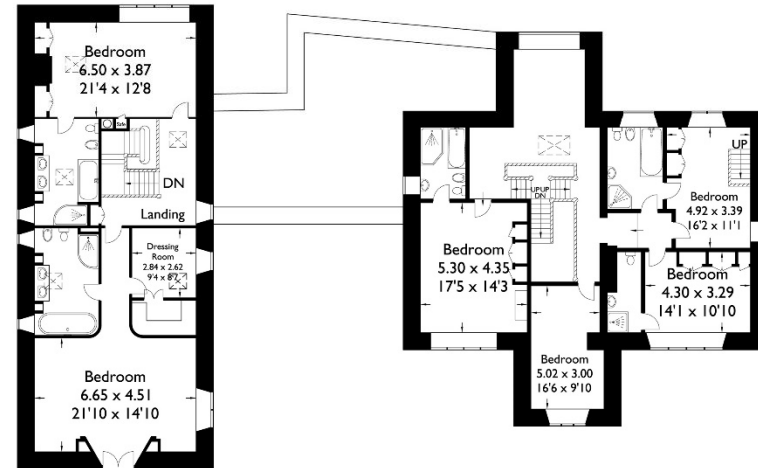
Carport

Garage/Workshop

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.



Ground Floor



First Floor







**MSW HEWETSONS**

01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG