



The Coach House

Clitheroe Road | Whalley | Clitheroe | BB7 9AD

MSW HEWETSONS



The Coach House

Guide Price of £799,500

39a Clitheroe Road | Whalley
Clitheroe | BB7 9AD

The Coach House has been finished to a high standard and offers modern contemporary living in this five bedroom family home, including guest suite, gardens, garaging and private parking in the sought after village of Whalley.

The Coach House has been finished to a high standard with high quality fixtures and fittings throughout.

The property offers great space for both entertaining and a growing family.

Accommodation **Ground Floor**

The main living room is the central location to the house with machined oak flooring, a feature fireplace with inset log burner and two sets of double doors which open out onto a large orangery which is split between living and dining areas. The whole area being superb for entertaining.

To one end of the house is a snug or children's TV room along with an entrance hall and cloakroom.

To the other end there is a modern breakfast kitchen and utility room with a back door on to the driveway, providing access to the garage.

First Floor

On the first floor is the master bedroom with en-suite shower room, three further bedrooms and a house bathroom.

External

The Coach House has an electrically operated private gated driveway with ample parking.

The gardens lie to the front of the

property with a large lawn, raised growing boxes, a greenhouse and a mature hedge lining the boundary, providing privacy to this outdoor space.

Leading out from the orangery is a large decking and patio area.

To the far end of the garden is a brick and oak framed building which has a pizza oven, brick BBQ and central island/bar installed, perfect for lazy summer days and outdoor entertaining.

Garage Guest Suite

The Coach House has a detached garage with a full guest suite above which consists of a bedroom with en-suite shower room.

Particulars of sale

Services

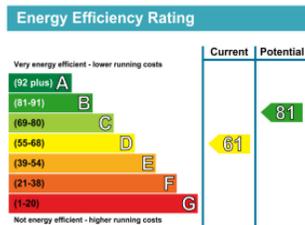
Mains water, electricity, private drainage, oil fired central heating. Broadband is available at the property.

Tenure

Freehold with vacant possession upon legal completion

Viewings

Strictly by prior appointment with sole selling agents MSW Hewetsons.



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.



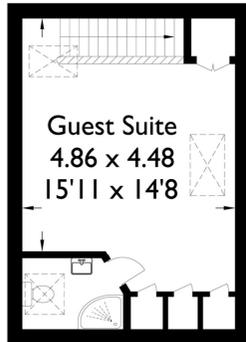
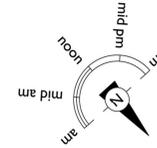
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Approximate gross internal area : 228.49 sq m, 2459.44 sq ft

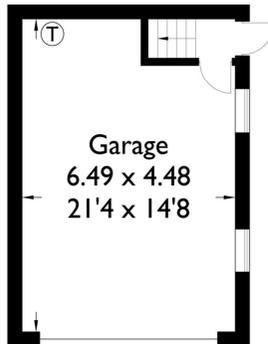
Garage : 58.16 sq m, 626.02 sq ft

Total : 286.65 sq m, 3085.47 sq ft

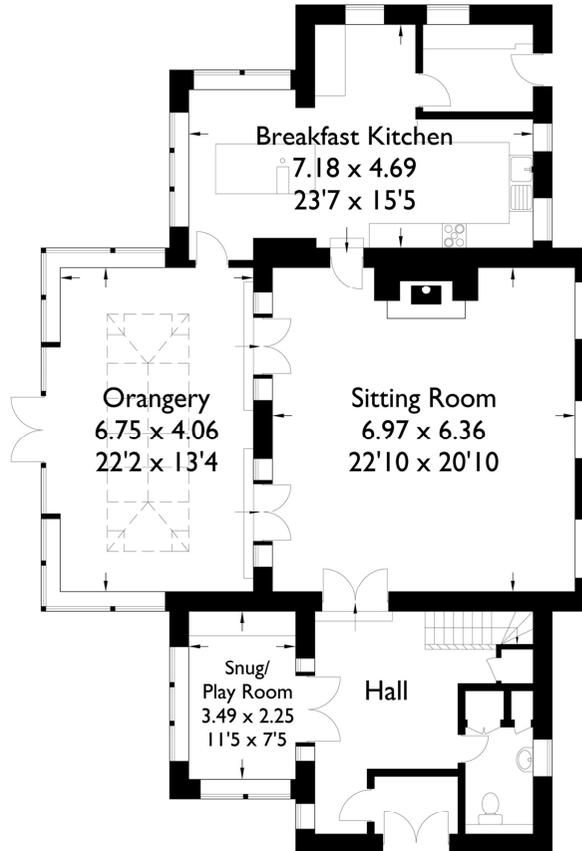
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



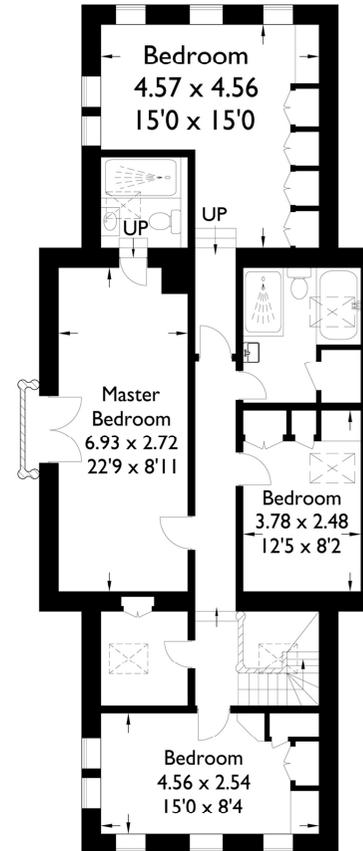
Garage
First Floor



Garage
Ground Floor



Ground Floor



First Floor







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