



The Coach House

Clitheroe Road | Waddington | Clitheroe | BB7 3HQ

MSW HEWETSONS



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Offers in Excess of £750,000

Viewings are Strictly by Appointment Only

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The Coach House is a substantial stone property of great character which has been significantly improved and extended over the last few years with the particular addition of an Orangery. Attached to the west of Waddow Lodge, The Coach House is situated in a quiet position at the end of a private drive with lovely gardens, a detached garage and paddock extending to over three acres and enjoys the benefit of spectacular long distance rural views towards Kemple End and surrounding countryside.

The property is constructed of stone work with pitch slate roof supported on timber.

Accommodation Comprising; Ground Floor

Entrance Porch

Composite entrance door, circular sealed unit double glazed window, sealed unit uPVC double glazed window. Timber and glazed entrance door to;

Dining Room

Diamond set slate flooring, uPVC timber effect double glazed door with leaded light. Double panel central heating radiator, low voltage spotlighting.

Utility Room

Range of fitted base and wall units with work surfaces and complimentary tile splash backs. Double drainer stainless steel sink unit with chromed mixer tap,

ceramic tiled flooring, plumbed for automatic washing machine, timber double glazed window.

Inner Hallway

Cloak

Containing bracket wash hand basin, low level WC, uPVC double glazed windows, single panel central heating radiator and extractor fan.

Kitchen

Range of high quality solid oak kitchen furniture with black granite work surfaces, ceramic tile splash backs. 'Neff' four ring gas hob and built in 'Neff' electric oven. Gas fired two oven 'Aga', sealed unit uPVC double glazed window to front elevation.

Lounge

Cast iron multi fuel stove with timber

fireplace with raised black granite hearth. Coved ceilings, two double panel central heating radiators, uPVC double glazed window.

Sealed unit double glazed timber sliding French doors leading to;

Orangery

Superb recently constructed solid hardwood Orangery with tumble edged travertine floor, electric under floor heating. Sealed unit double glazed lantern roofing with automatic 'Velux' style temperature controlled window. Double French doors leading to front patio and garden areas.

Office

Twin sealed unit double glazed timber windows to gable elevation, double panel central heating radiator, built in cupboards.

Particulars of sale

Inner Hallway leading from Dining Room;

Pantry/Store Room

Fitted shelving.

Ground Floor

Guest Bedroom Four

Sealed unit double glazed timber window to rear elevation, double panel central heating radiator, original stone column with timber beam, fitted wardrobe. Under stairs storage area.

En-suite Bathroom

Containing three piece suite comprising panel bath with 'Myer' shower fitment and screen, pedestal wash hand basin, low level WC, low voltage spotlighting, extractor fan, chromed radiator towel rail.

First Floor

Lower Corridor

Single panel central heating radiator, two double glazed windows to gable elevation.

Landing

Open landing with two sealed unit double glazed windows to rear elevation. Single panel central heating radiator.

Bedroom One

Sealed unit double glazed window to gable elevation, range of fitted wardrobes, two double panel central heating radiators, sealed unit double glazed timber French doors leading to

superb open balcony with stoned half wall and wrought iron railing balustrade.

Bedroom Two

Sealed unit double glazed uPVC window to front elevation, single panel central heating radiator.

Bedroom Three

Sealed unit uPVC double glazed window to front elevation, fitted wardrobes with 'Worcester' gas fired boiler supplying central heating and domestic hot water and single panel central heating radiator.

House Shower Room

Fully tiled shower cubicle with built in overhead shower and hand shower fitment, pedestal wash hand basin, low level WC, single panel central heating radiator, sealed unit double glazed timber window to rear elevation.

External Driveway

The property is approached from the main highway onto a joint accessed drive for this property and Waddow Lodge. The drive is owned by Waddow Lodge but with full access rights for The Coach House onto the tarmacadam driveway.

Entrance

The main entrance to the property is through a stone columned entrance with tarmacadam drive leading to a five bar gate.

Parking

There is ample parking to the property both to the side and rear with tarmac and flagged areas.

Garage

Detached garage constructed of stone work and block work with pitch blue slate roof supported on timber. Electrically operated up and over door, light and power installed, adjoining workshop with separate access.

Garden Areas

To the side of the property is lawn garden with vegetable garden, orchard area and fruit trees.

Garden Shed

Timber and ash felt garden shed. Greenhouse, good quality aluminium greenhouse. Coal Bunker.

Front Garden Areas

To the front of the property is an attractive lawned garden area with shrub and floral borders together with beech hedge and solar panel system which contributes £1800 towards the energy costs of the property.

Patios

To the front of the property there are open patio areas with separate wrought iron staircase leading to first floor balconies and two garden stores.

Land

The property has the unusual benefit of

land extending to approximately 3.126 acres, extending to the west and north.

Services

Mains electricity, mains water, mains gas and mains sewerage.

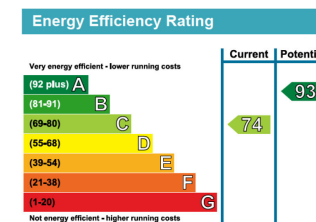
Tenure

The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band E

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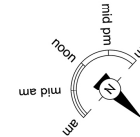


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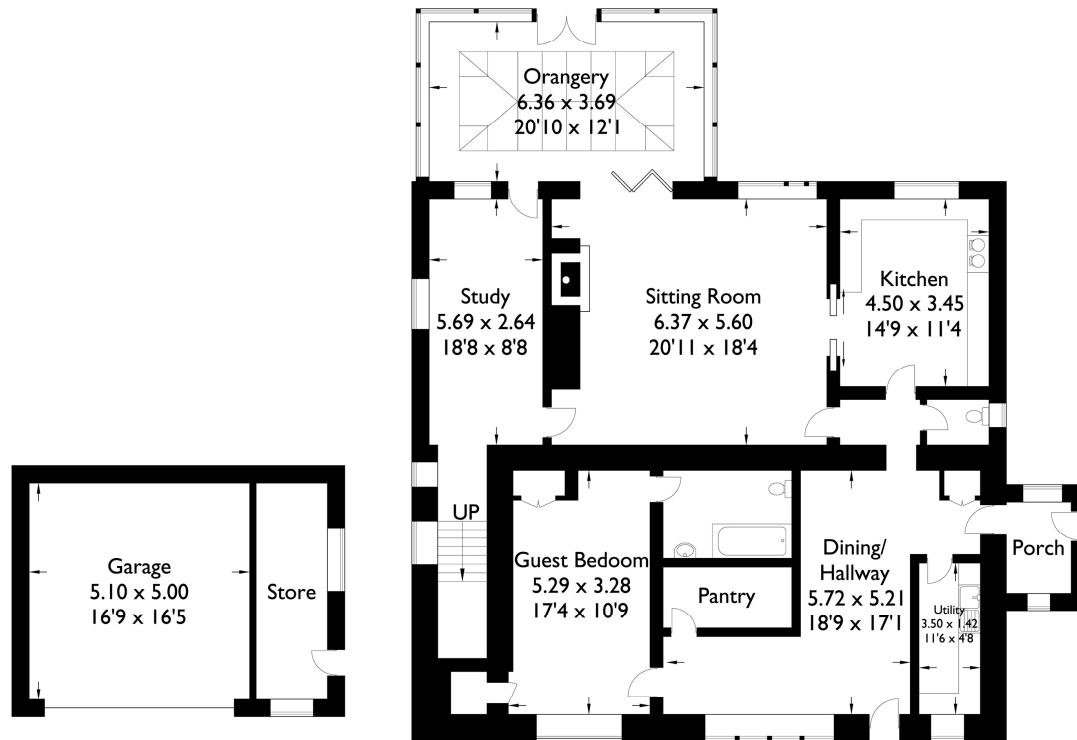
Approximate Gross Internal Area : 251.09 sq m / 2702.71 sq ft

Garage : 34.50 sq m / 371.35 sq ft

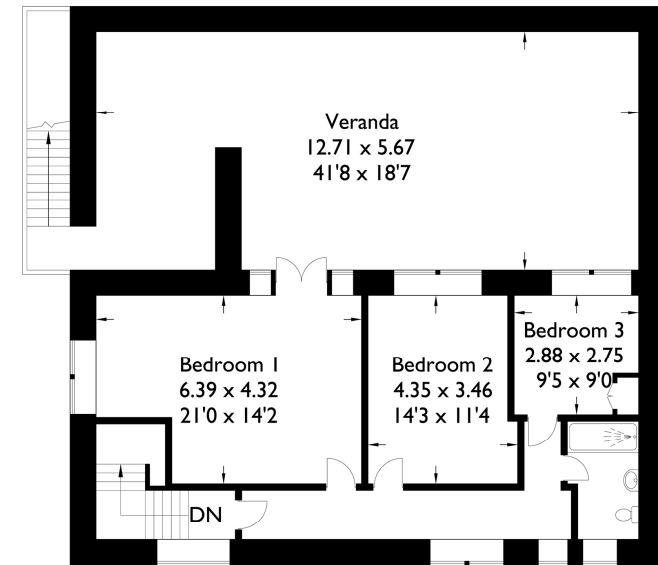
Total : 285.59 sq m / 3074.06 sq ft



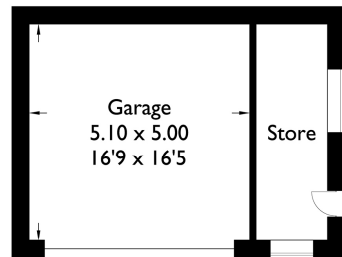
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Garage

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