



The School House

Slaidburn Road | Waddington | Clitheroe | Lancashire | BB7 3JQ

MSW HEWETSONS



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Guide Price of £700,000

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A detached stone house exceptionally converted from the village school to sympathetically restore the original character and architecture of the building. The property is well designed with good sized open living rooms and kitchen and a modern yet traditional feature cast-iron spiral staircase leading to the first floor accommodation. High-quality fixtures and fittings throughout, central heating and majority double glazing. Private flagged parking, patio and barbecue areas and small lawned garden.

Construction

The property is constructed of stonework with pitched slate roof supported on timber.

Ground Floor

Entrance

Hardwood entrance door with double glazed leaded centre light and side windows.

Dining Hallway

Double glazed hardwood window to rear elevation, timber floor, original pitch pine ceiling beams, two double panel central heating radiators.

Cloakroom

New high level 'Charlotte' high drop wc, bracket wash hand basin with vanity unit

below, tiled splash backs, extractor fan, single panel central heating radiator.

Inner Library/Study

High level double glazed hardwood timber window, double panel central heating radiator, timber floor, full wall book shelving, original pitch pine beamed ceiling, cast iron spiral stair case leading to first floor, double hardwood bevelled glass doors leading to;

Living Kitchen

Superb open living kitchen.

Kitchen Area

Fitted kitchen with a range of fitted base and wall units with high quality marble worksurfaces and splash backs. Complimentary matching preparation island with attached breakfast seating.

Within the island area is a five ring 'Neff' induction hob. Recessed stainless steel 'Belfast' sink with chrome mixer tap fitment and hot water geyser. Built in 'Neff' double electric oven and separate grill. Built in 'Bloomberg' dishwasher, built in fridge freezer, wine rack and glass fronted swivel top crockery store. 'Neff' ceiling extractor hood with illumination, low voltage spotlighting to ceiling, wall mounted radiator.

Living Area

High stand and traditional wall mounted radiators, low voltage lighting to ceiling. Double glazed timber windows to side and rear elevation. Single glazed timber rear double doors leading to side and rear patio areas.

Particulars of sale

Five timber stairs lead from the library/study to;

Lounge Room

Large open lounge room with dressed stone and timber mantel fireplace with raised flagged hearth and stone back housing cast iron log burning stove. Double glazed hardwood timber windows to both elevations. Two double panel central heating radiators, timber beamed ceiling, built in book shelving.

First Floor

Staircase

A modern yet traditional style cast iron circular staircase leading to first floor accommodation.

Landing

Open landing with original pitch pine trussed ceiling with double glazed 'Velux' skylight. Double panel central heating radiator, linen storage cupboard.

Five stairs leading to;

Principal Bedroom

Twin double glazed 'Velux' skylights with light screens. Full wall fitted wardrobes, original beamed ceiling, low voltage spotlighting, double panel central heating radiator.

Half Landing

Single panel central heating radiator in recess leading to;

En Suite Shower Room

Containing three piece suite comprising of full walk in 'Shower Lux' shower, wall mounted chrome shower fitment, low level wc, pedestal wash hand basin, tiled splash backs, original trussed timber ceiling, double glazed 'Velux' skylight.

Bedroom Two

Triple Stained Glass Leaded Hardwood Window to side elevation, single glazed doors to 'Juliet' balcony with timber latted shutters, built in fitted wardrobes, double panel central heating radiator, original timber truss ceiling.

En Suite Shower Room

Containing three piece suite comprising full shower cubicle with wall mounted fitment, pedestal wash hand basin with tiled splash backs, low level wc, high stand traditional radiator, timber beamed ceiling with low voltage spotlighting, extractor fan.

Bedroom Three

Single glazed timber French doors to 'Juliet' balcony with timber latted shutters, beamed ceiling.

Bedroom Four

Double glazed 'Velux' skylight with light screen, double panel central heating radiator, original timber ceiling.

Lower Ground Floor

Leading off the living kitchen is a stone staircase to the lower ground floor.

Gym

Slate floor, double panel central heating radiator, double glazed timber window to front elevation.

Open Store

Off the gym is an open storage area.

Rear Porch

Slate floor, service cupboard, separate storage cupboard, timber door leading to front walled patio access area.

External

To the rear of the property is a private flagged parking/patio with solid hardwood timber double gates and side personnel door.

Parking

Along with the private flagged parking/patio area the property has a cobbled parking area onto Slaidburn Road.

Gardens

Lawned garden area with sun patio.

BBQ & Patio

Separate BBQ & patios to the side and rear of the property with timber latted fencing.

Services

Mains gas, water, electricity and sewerage.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Ribbles Valley Borough Council.

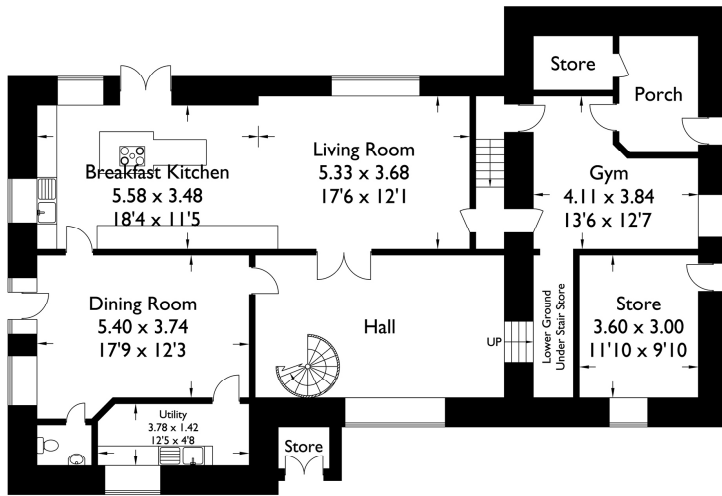
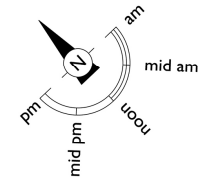
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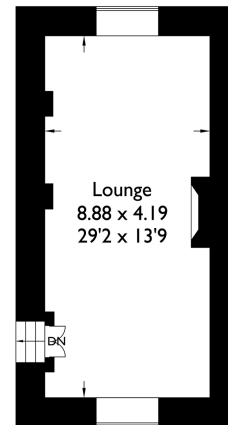
Awaiting EPC certificate,
requested and on order

The School House

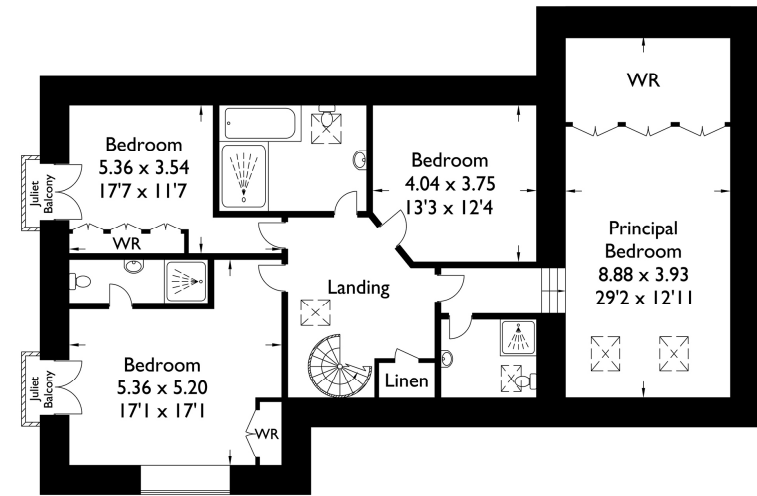
Approximate Gross Internal Area : 317.52 sq m / 3417.75 sq ft
 Total : 317.52 sq m / 3417.75 sq ft



Ground Floor



This is Above the Store & Gym



First Floor

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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