An attractive semi-detached traditional stone barn conversion situated on the edge of Waddington village with magnificent open views and attractive well presented accommodation.

Entrance Hall
Sealed unit double-glazed timber panel door, stone flag floor and low-voltage spotlighting to ceiling. Built-in recessed cloaks cupboard.

Utility Room
Range of fitted base and wall units with work surfaces and tiled splashbacks. Single drainer stainless steel sink unit with mixer tap, plumbed for automatic washing machine, timber boarded floor, double panel central heating radiator, sealed unit double-glazed timber sash window to rear elevation and low-voltage spotlighting.

Inner Hallway
Timber boarded floor, double panel central heating radiator, low voltage spotlighting to ceiling and understairs storage cupboard.

Lounge
Traditional dressed stone Inglenook style fireplace with raised stone flag hearth housing clear-view canopy wood-burning stove, timber boarded floor and three double panel central heating radiators. Four hardwood double-glazed traditional sash style windows to gable elevation and one sealed unit double-glazed hardwood sash window to rear elevation. Timber beamed ceiling and low-voltage spotlighting. The room has both low-voltage spotlighting on dimmer and separate stand lighting on a lighting circuit.

Living Kitchen
Sealed unit double-glazed hardwood sash style timber windows to front and gable elevations and sealed unit double-glazed Velux skylight. Open beamed ceiling with fitted spotlighting. Double panel central heating radiator.

Rear Porch
Stone flag floor, cloaks and boots storage. Sealed unit double-glazed peep window and timber panel rear door.

Dining Room / Day Room
Double panel central heating radiator, sealed unit double-glazed hardwood sash window to rear elevation, timber boarded floor, beamed ceiling with spotlighting, sealed unit double-glazed Velux skylight and double panel central heating radiator.

Cloaks
Containing bracket wash hand basin with oak stand, low-level WC with oak seat, timber boarded floor, single panel central heating radiator, extractor fan and fluorescent light with shaver point.

First Floor
Staircase
Return timber staircase with pine balustrade with hand rail and spindles.

Landing
Open landing with sealed unit double-glazed Velux skylight and double panel central heating radiator.

Bedroom One
Sealed unit double-glazed hardwood sash window to gable elevation, sealed unit double-glazed hardwood sash window to rear elevation and two double panel central heating radiators. Built-in wardrobes.

En-Suite Shower Room
Containing three-piece suite comprising fully tiled shower cubicle with ‘Grohe’ fitment, bracket wash hand basin in stand, low-level WC, half ceramic tiled walls, double panel central heating radiator and extractor fan. Beamed ceiling with spotlighting.

Bedroom Two
Hardwood double-glazed sash window to gable elevation, double panel central heating radiator, built-in wardrobes and beamed ceiling with fitted spotlighting.

Bedroom Three
Sealed unit timber double-glazed sash window to rear elevation, double panel central heating radiator, built-in wardrobes and beamed ceiling with spotlighting.

House Bathroom
Containing three-piece suite comprising timber panel bath with ‘Grohe’ shower fitment and screen, pedestal wash hand basin and low-level WC. Gold finished radiator towel rail, partly ceramic tiled walls, sealed unit double-glazed Velux skylight and built-in linen cupboard.

External

Garden Areas
The property has the benefit of low-maintenance flagged and lawned garden areas to front, side and rear.

Land
To the north elevation of the access is paddock.

Barn
To the rear of the property is a former agricultural barn constructed of blockwork with steel portal and timber roof with Yorkshire boarded walls and steel corrugated roof.

Services
Mains electricity, water supply is via a spring with filter and ultraviolet. Drainage to septic tank, three way mutual Bio Disc system.

Tenure
Freehold with the benefit of vacant possession upon legal completion.

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.
Boundary Plan and EPC

The plans below are not to scale and are provided for information purposes only OS Licence No: 100020449

Energy Performance Certificate

Chancery Barn, Spaldburn Road, Waddington, CLITHEROE, BB7 3JQ

Dwelling type: Semi-detached house
Date of assessment: 20 August 2012
Date of certificate: 20 August 2012
Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
- Over 3 years you could save: £3,780
- Estimated energy costs of this home: £852

Lighting: £293 over 3 years to £216 over 3 years
Heating: £2,071 over 3 years to £2,416 over 3 years
Hot Water: £477 over 3 years to £394 over 3 years

Total: £3,780 to £2,928

These figures show how much the average household would spend in this property for lighting, heating and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal
--- | --- | --- | ---
1. Floor insulation | £800 - £1,200 | £114 | 3
2. Low energy lighting for all fixed outlets | £29 | £159 | 2
3. Replace boiler with new condensing boiler | £2,200 - £3,000 | £330 | 3

See page 2 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/heatingenergy or call 0800 99 220 99 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.