



# Thornbers

Slaidburn Road | Waddington | Clitheroe | BB7 3JJ

MSW HEWETSONS





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Guide Price of £585,000

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Clitheroe | BB7 3JJ

A Grade II listed detached stone farmhouse situated in an elevated rural position with spectacular open views offering well proportioned family accommodation with extensive grounds and gardens, ample parking and detached barn presently used as garaging and storage.

#### Entrance Porch

Pine stable door, secondary double-glazed window to front elevation, original stone chimney breast, diamond set ceramic tiled floor, double panel central heating radiator and beamed ceiling.

#### Sitting Room

Original stone mullion window to front elevation with sealed unit double-glazed timber windows and window seat. Sealed unit double-glazed window to rear elevation. Dressed stone raised fireplace with clear-view multi-fuel stove, two double panel central heating radiators, beamed ceiling and low-voltage spotlighting.

#### Living Room

Raised Inglenook style fireplace with timber mantel and raised hearth with clear-view multi-fuel stove. Original pitch pine cabinets and cupboards to alcove, original stone

mullion window to front elevation with both sealed unit double-glazed timber window and secondary double-glazed timber window and window seat. Pine stable door to front elevation, timber beam ceiling, double panel central heating radiator and original pitch pine door access to first floor.

#### Breakfast Room

Original stone mullion window to front elevation with sealed unit double-glazing and window seat, original stone arched fireplace with clear-view multi-fuel stove, stone flag floors, timber beamed ceiling and double panel central heating radiator.

#### Kitchen

Double bowl single drainer sink with mixer tap, fitted base and wall units, small set parquet floor, built-in 'Neff' microwave oven and electric oven and 'Bosch' four-ring ceramic hob. Fitted shelving, sealed unit

double-glazed timber window to rear elevation, beam ceiling and low-voltage spotlighting. Two stone steps leading to:

#### Inner Hallway

Leading to:

#### Office

Sealed unit double-glazed stone mullion window to front elevation with window seat, double panel central heating radiator, exposed stonework, glazed window looking into garden room, fitted bookshelves and mezzanine floor storage.

#### Shower Room

Containing four-piece suite comprising corner shower, bidet, corner wash hand basin, low level WC, sealed unit double-glazed timber window to rear elevation, single panel central heating radiator and electric wall heater.

# Particulars of sale

## Garden Room

Single storey garden room with sealed unit double-glazed timber windows and door, ceramic tiled floors and double panel central heating radiator.

## Utility / Boiler Room

Adjoining the garden room is a boiler and utility room with 'Worcester' oil boiler providing central heating and domestic hot water, plumbed for washing machine and dryer, double panel central heating radiator and sealed unit double-glazed rear doorway.

## First Floor

### Staircase

Leading from sitting room with timber paneling, timber balustrade and handrail.

### Landing

Open landing area with two sealed unit double-glazed timber windows to rear elevation and two single panel central heating radiators. Feature timber truss. Airing cupboard with cylinder and immersion.

### Bedroom One

Stone mullion window with both sealed unit double-glazed timber window and original single-glazed sash window, window seat, beam ceiling, double panel central heating radiator and low-voltage spotlighting.

### Bedroom Two

Stone mullion window with sealed unit double-glazed timber window and secondary double-glazed window, window seat, feature timber truss and exposed stonework, double panel central heating radiator and fitted bookshelf.

### Bedroom Three

Stone mullion window to front elevation with sealed unit double-glazed timber window, original stone fireplace with double radiator, walk-in cloaks cupboard with fitted hanging and shelving.

### House Bathroom

Containing bath with shower fitment over and wash hand basin in vanity unit with fitted mirror. Original stone mullion window with timber glazing and ceramic window bottom and single panel central heating radiator.

### Cloaks

Containing low-level WC, bidet and wash hand basin. Single panel radiator and extractor fan.

### External

### Garage Block

Original stone barn which has been converted into two garages with first floor storage over larger garage. Attached open barn used as car port.

### Driveway

The property is approached through a five-barred gate to an open parking area.

### Gardens

The property is set in mature well-tended gardens mainly laid to lawns but with mature shrubs, ornamental pond, stone flag patio, stream with stone staircases and timber bridge. Separate fruit garden and stone flagged seating area.

### Services

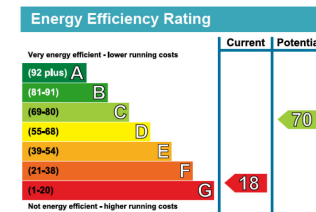
Mains electricity, mains water, sewerage to septic tank within the curtilage of the property and oil-fired heating.

### Tenure

Freehold with vacant possession upon legal completion.

**Council Tax Band 'G'** payable in the last fiscal year £2,498.09

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.



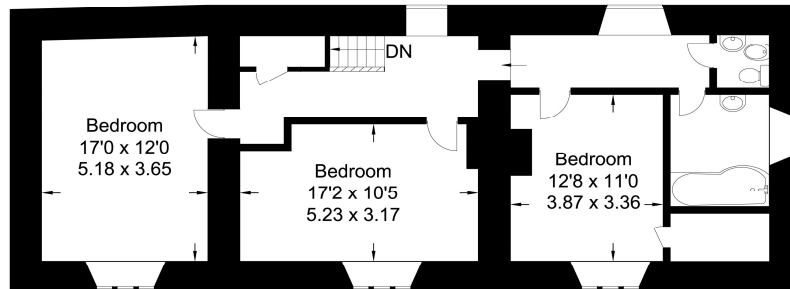


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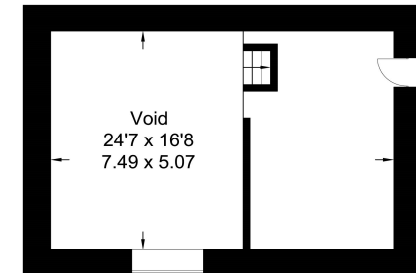
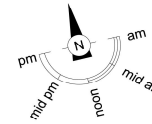
Approximate Gross Internal Area : 217.76 sq m / 2343.94 sq ft

Outbuilding : 76.46 sq m / 823.00 sq ft

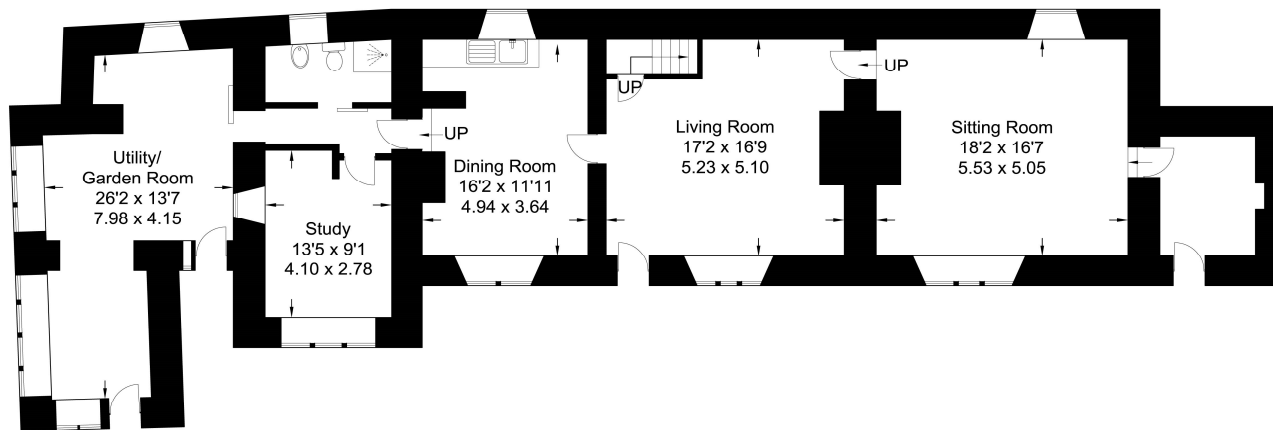
Total : 294.22 sq m / 3166.95 sq ft



First Floor

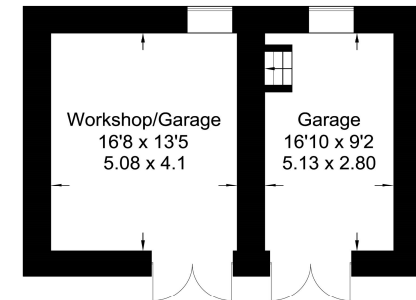


Outbuilding First Floor



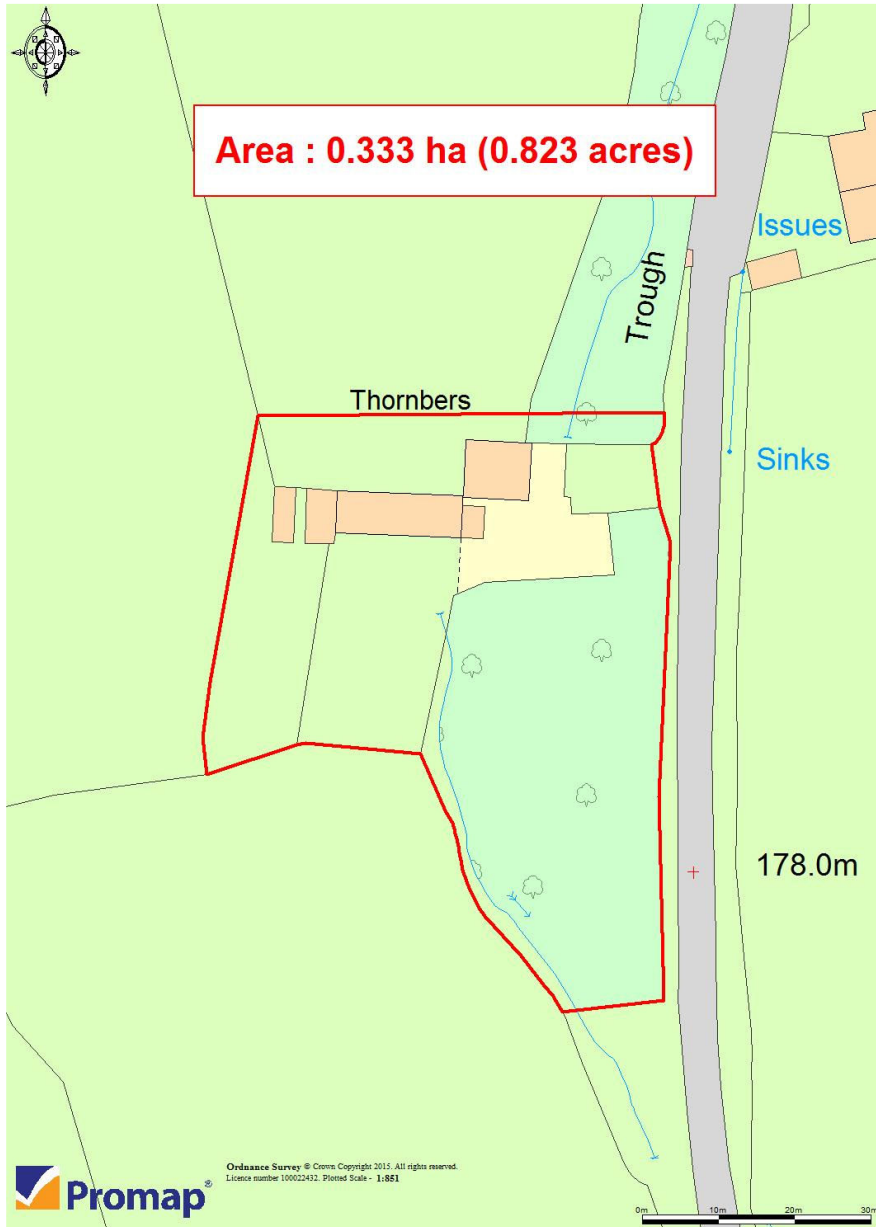
Ground Floor

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



Outbuilding Ground Floor













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