



West End Lodge

Edisford Road | Waddington | BB7 3HU

MSW HEWETSONS



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Guide Price of £535,000

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A detached period cottage situated in the heart of one of the most popular villages in the Ribble Valley. The property which dates from 1760 has been significantly extended and improved with further scope for development if purchasers require more accommodation. With the benefit of central heating and double glazing, this four bedroom village cottage has attractive gardens to the front and rear along with a detached garage.

Sitting Room

Sealed unit double-glazed timber sliding doors gaining access to stone patio and front garden areas. Open grate fire with dog grate and timber mantel and double panel central heating radiator.

Inner Hallway

Double panel radiator, return timber staircase to first floor accommodation

Living Room

Coursed stone fireplace with timber mantel housing cast-iron multi-fuel stove, original timber trussed ceiling,

two double panel and one single panel radiator, half-glazed and leaded timber door gaining access to front gardens, twin sealed unit double-glazed leaded windows to gable elevation and sealed unit double-glazed window to rear elevation.

Kitchen

Range of fitted pine kitchen furniture with complementary work surfaces and peninsular work area. Single drainer stainless steel sink unit with mixer tap, built-in 'Neff' four-ring gas oven, built-in 'Neff' electric oven and grill, ceramic tiled floor,

plumbed for automatic washing machine and timber paneled rear entrance door. Understairs store.

Bathroom

Containing three-piece suite comprising panel bath, pedestal wash hand basin, low-level WC, double panel central heating radiator and sealed unit double-glazed timber window.

Particulars of sale

Former Stable

Presently used as a small retail unit with Planning Permission for development to extend the main residence. Twin double garage doors and two double panel central heating radiators. Wall-mounted 'Worcester' boiler providing central heating and domestic hot water.

Office

Sealed unit double-glazed leaded door to front elevation and sealed unit double-glazed leaded timber doors to gable and rear elevation.

First Floor

Half Landing

Timber leaded window.

Main Landing

Open Landing.

Bedroom One

Sealed unit double-glazed leaded timber windows to gable and front elevation and double panel central heating radiator.

Bedroom Two

Sealed unit double-glazed leaded timber window to front elevation, double panel central heating radiator and fitted wardrobes.

Bedroom Three

Sealed unit double-glazed leaded timber window to gable elevation and double panel central heating radiator.

Bedroom Four

Sealed unit double-glazed timber leaded window to gable elevation and double panel central heating radiator.

Bathroom

Containing five-piece suite comprising panel bath with tiled splash backs, pedestal wash hand basin with tiled splash backs, low-level WC and bidet. Sealed unit double-glazed leaded window to rear elevation, low-voltage spotlighting and double panel central heating radiator.

External

Driveway

Tarmacadam driveway between the principal house and the garage offering ample parking for two to three vehicles.

Garage

Detached double garage, light and power installed. Up and over door.

Gardens

Attractive front gardens with Beech hedge mainly laid to lawns with stone patio. Private rear garden with stone wall surrounds.

Services

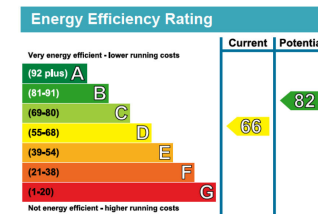
Mains electricity, mains water, mains gas and mains sewerage.

Council Tax Band 'F' payable in last fiscal year £2,202.00

Tenure

Freehold with the benefit of vacant possession upon legal completion.

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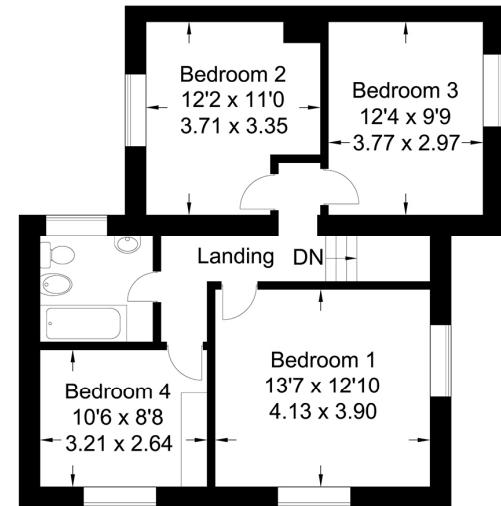
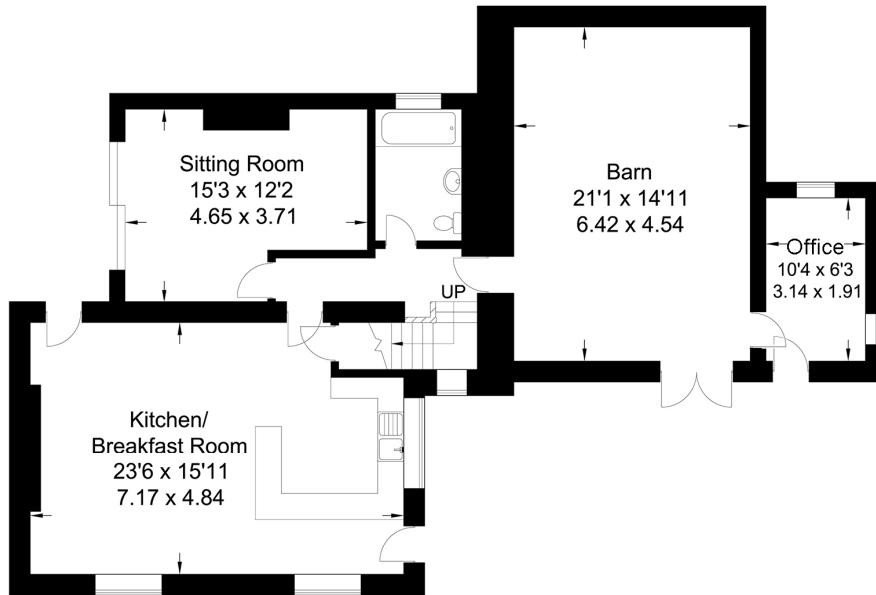


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Approximate Gross Internal Area : 165.68 sq m / 1783.36 sq ft

Garage : 32.10 sq m / 345.52 sq ft

Total : 197.78 sq m / 2128.88 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







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01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG