



# The Old Tannery

Edisford Road | Waddington | BB7 3HU

MSW HEWETSONS



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Guide Price of £1,495,000

Edisford Road | Waddington  
Clitheroe | BB7 3HU

A superb detached private house and coach house situated in the heart of this most popular of Ribbles Valley villages. The extensive combined accommodation of 5163 square feet has been designed to offer exceptional family accommodation with high-quality fittings and fixtures throughout both properties. Set in over half an acre of secluded walled gardens. The two storey detached coach house is suitable for a home office, gym or dependant relative annex.

## Principal House

### Ground Floor

#### Reception Hallway

Sealed unit double-glazed timber entrance door, timber boarded flooring, beamed ceiling and ornate coving. Two radiators in covers.

#### Cloaks

Containing 'Heritage' wash hand basin and low-level WC and sealed unit double-glazed timber window to rear elevation. High-stand chrome radiator towel rail, low-voltage spotlighting to ceiling and timber boarded flooring.

#### Understairs Store Cupboard

With fitted shelving.

#### Drawing Room

Feature dressed stone fireplace with newly installed "Chesney" log-burning stove. Two radiators in covers. Sealed unit double-glazed timber windows to front and gable elevation and sealed unit double-glazed French door to gable elevation. Timber boarded flooring, coved ceiling, low-voltage spotlighting, alcove and cupboards.

#### Dining Room

Dressed stone fireplace with raised hearth and electric fitment. Sealed unit double-glazed arch window to rear elevation, two radiators in covers, double doors with beveled glass leading

to reception hallway, timber boarded flooring, coved ceiling and low-voltage spotlighting.

#### Garden Room

Sealed unit double-glazed timber garden room with marble tiled flooring, radiator in cover, low-voltage spotlighting and power installed. Sealed unit double-glazed door leading to dining room, single-glazed timber doorway leading to breakfast kitchen.

#### Breakfast Kitchen

Range of high-quality fitted kitchen units with complementary matching black granite work surfaces. Five oven gas Aga set in recessed canopy with complimentary tiling and island preparation area with stainless steel Belfast sink and mixer tap. Separate stainless steel Belfast sink with mixer tap, built-in fridge and built-in 'Bosch' dishwasher. Marble tiled floor, beamed ceiling, low-voltage spotlighting, two radiators in covers and sealed unit double-glazed timber window to front elevation.

#### Utility Room

Range of fitted kitchen furniture including 'Belling' electric oven and 'Bosch' ceramic hob, enameled Belfast drainer sink with mixer tap, plumbed for automatic washing and dryer.

#### Boiler Room

Gas boiler supplying central heating and domestic hot water, single-glazed window and

venting to front elevation.

#### Rear Porch

Sealed unit double-glazed timber doorway to rear elevation, radiator in cover, ceramic tiled floor, low-voltage spotlighting and beamed ceiling.

#### Office

Sealed unit twin double-glazed windows to rear elevation, double panel central heating radiator, fitted cupboards, drawers and shelving. Low-voltage spotlighting.

#### First Floor

##### Staircase

Return timber staircase to first floor accommodation with traditional timber balustrade.

##### Landing

Open landing with four sealed unit double-glazed timber windows to rear elevation, two double panel central heating radiators, timber beamed ceiling, wall lighting and timber balustrade.

##### Inner Landing

Three steps leading to inner landing area, three sealed unit double-glazed timber windows to rear elevation, original timber beamed ceiling and single panel central heating radiator.

# Particulars of sale

## Master Bedroom

Three sealed unit double-glazed timber windows to front elevation, timber beamed ceiling and double panel central heating radiator. Fitted wardrobes.

## En-Suite Bathroom

Containing four-piece suite comprising traditional cast-iron roll-top bath on ball and claw feet with chrome mixer tap shower fitment, open stand shower with chrome high volume fitment, wash hand basin on timber frame, wall mounted mirrored cabinet, low-level WC, two chrome radiator towel rails, low-voltage spotlighting to ceiling, sealed unit double-glazed timber window to front elevation, marble tiled walls and floor.

## Dressing Room

Large walk-in dressing room with fitted wardrobes and shelving, double panel central heating radiator and low-voltage spotlighting.

## Guest Bedroom Two

Sealed unit double-glazed timber windows to front, gable and rear elevation, two double panel radiators with one in cover, coved ceiling and low-voltage spotlighting.

## Walk in Dressing Room

Fitted wardrobes, cupboards and shelving.

## En-Suite Shower Room

Containing three-piece suite comprising corner shower cubicle with screen and ceramic tiling, wash hand basin in vanity unit, low-level WC, ceramic tiled floor, sealed unit double-glazed timber window to rear elevation, coved ceiling and low-voltage spotlighting. Chrome radiator towel rail.

## Bedroom Three

Two sealed unit double-glazed timber windows to front elevation and timber beamed ceiling. Low-voltage spotlighting and double panel central heating radiator.

## En-Suite Jack and Jill Bathroom

“Villeroy & Boch” bathroom suite containing bath with shower fitment over, pedestal wash hand basin and low-level WC. Ceramic tiled walls and floor, chrome radiator towel rail and low-voltage spotlighting.

## Bedroom Four

Sealed unit double-glazed timber window to front elevation, original timber beamed ceiling and low-voltage spotlighting. Access to Jack and Jill bathroom.

## House Shower Room

Containing large walk-in shower cubicle with chrome fitment, wash hand basin in marble surround and mirror with timber vanity unit below, pedestal wash hand basin, feature timber effect panel flooring, two sealed unit double-glazed timber windows to rear elevation, double panel central heating radiator and low-voltage spotlighting.

## Coach House

## Ground Floor

**Apartment home office or gym** with oak boarded flooring, sealed unit double-glazed timber concertina garden door, feature full drop sealed unit double-glazed windows with door. Kitchenette area with fitted units and stainless steel sink unit and drainer.

## Wardrobe Area

Annex wardrobe area with fitted shelving.

## Shower Room

Containing three-piece suite comprising shower cubicle, bowl wash hand basin on vanity unit with chrome mixer tap, low-level WC, chrome wall radiator, ceramic tiled floor and one wall and fitted ceiling lighting.

## First Floor

External stone staircase leading to first floor to coach house.

## Apartment, studio or home office

With original timber trussed ceiling. Three sealed unit double-glazed timber windows to front elevation, two sealed unit double-glazed timber windows to rear elevation, sealed unit double-glazed timber door to balcony area, oak boarded flooring, kitchenette area and bed head fitment.

## Annex Wardrobe Area

## Shower Room

Containing three-piece suite comprising shower cubicle, bowl wash hand basin on vanity unit with mixer tap, low-level WC, chrome wall radiator, ceramic tiled floor and one wall and low-voltage spotlighting.

## Boiler Room

Under the stone staircase to the external is a boiler room with wall-mounted combi-gas boiler providing under floor heating to the coach house at both first and ground floor and hot water.

## Access

The property is accessed from a private driveway off Edisford Road leading to a sweeping gravel driveway opening to a parking area for several vehicles with adjoining garden lawn. There is a bridge leading over a beck to the principal house curtilage.

## Garden Areas

The property has private enclosed garden areas which are principally laid to lawns with open stone flag pathways with mature trees and shrubbery with attractive timber decked patio area across the beck.

## Services

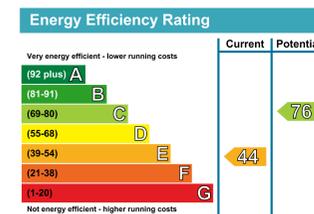
Mains electricity, mains water, mains gas and mains sewerage.

## Tenure

Freehold with the benefit of vacant possession upon legal completion.

## Council Tax Band ‘H’

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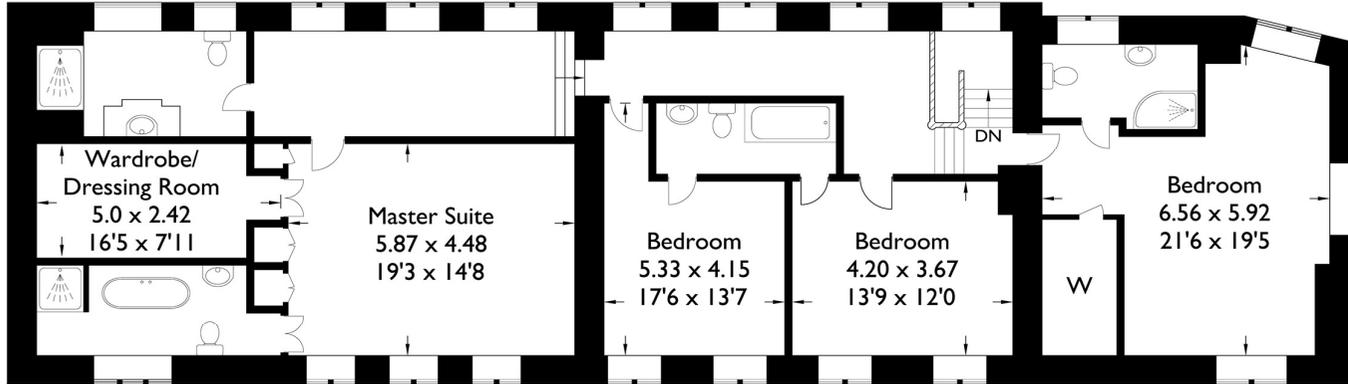
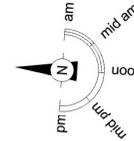


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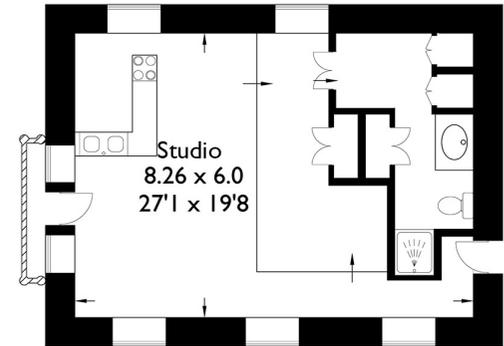
Approximate Gross Internal Area : 376.11 sq m / 4048.41 sq ft

Coach House : 103.61 sq m / 1115.24 sq ft

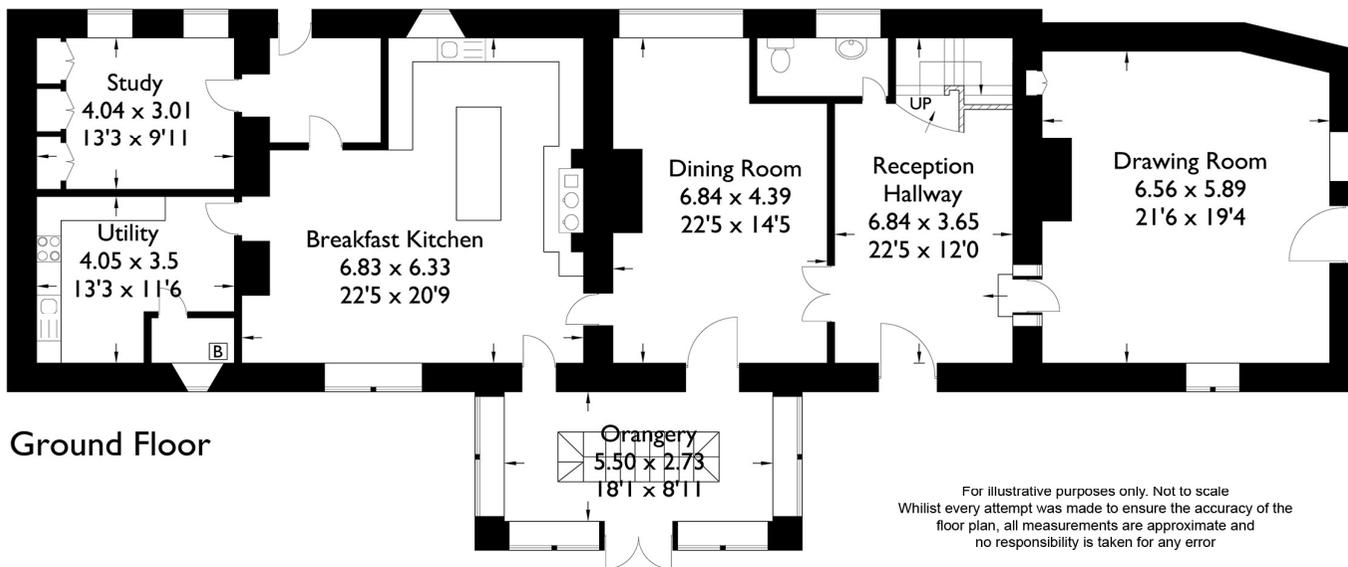
Total : 479.72 sq m / 5163.66 sq ft



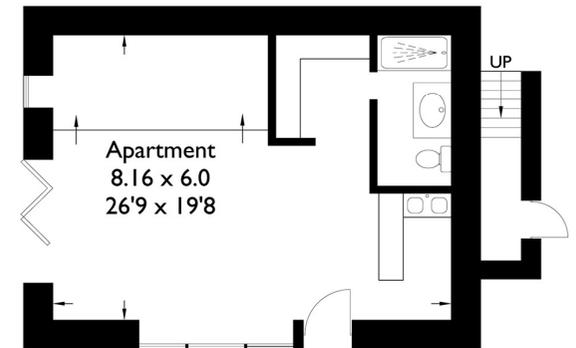
First Floor



Coach House

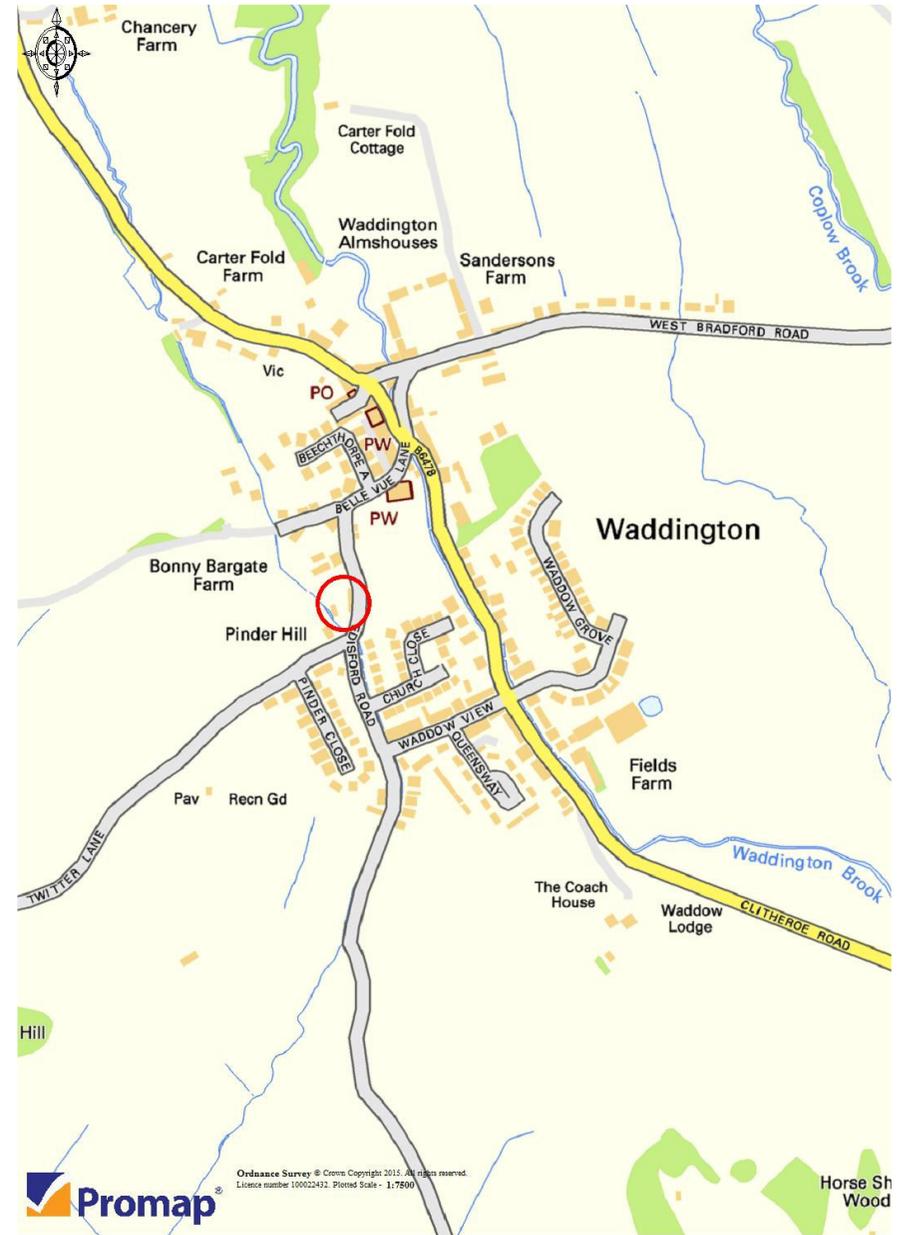
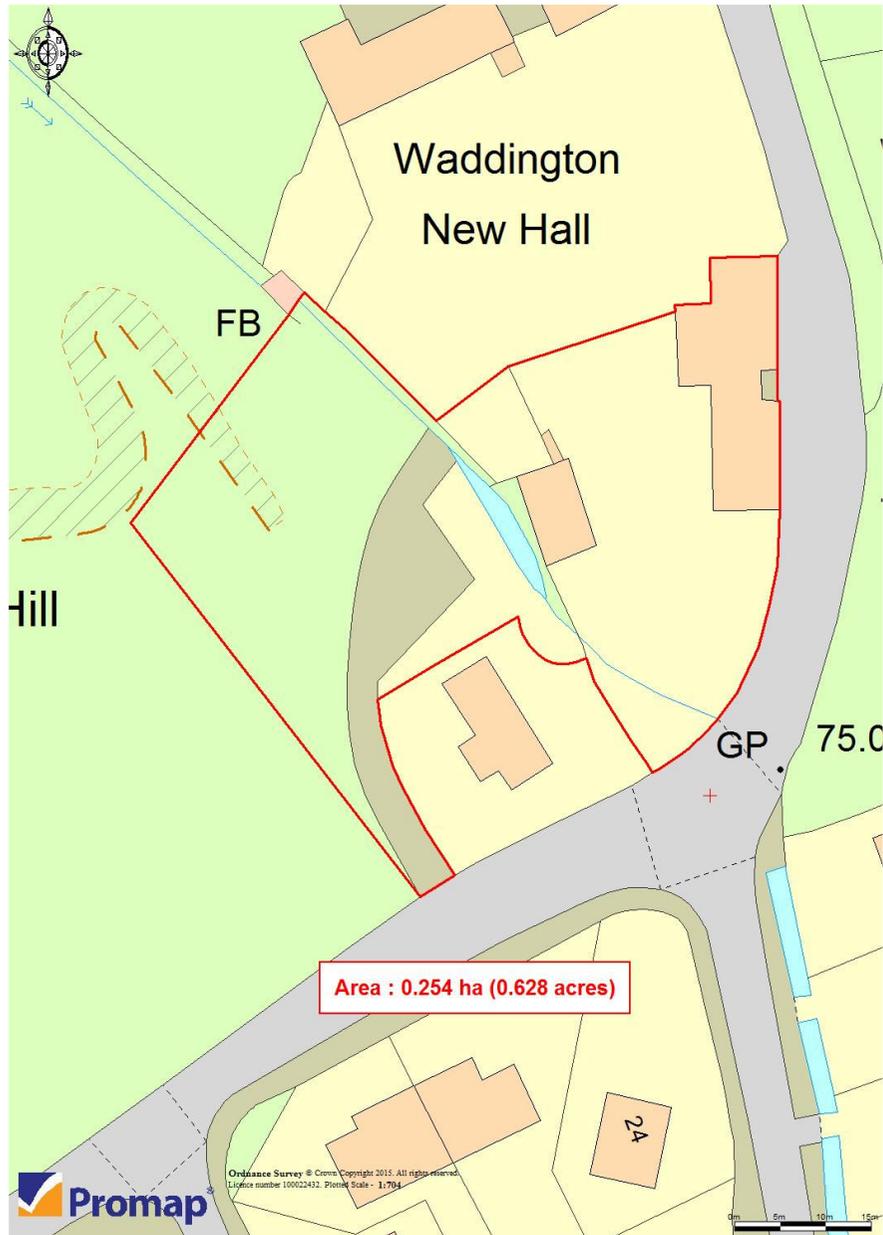


Ground Floor



Coach House

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



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





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