



The Coach House

Clitheroe Road | West Bradford | Clitheroe | Lancashire | BB7 4SH

MSW HEWETSONS



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Guide Price of £575,000

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A unique village Coach House with retained original features and character situated in the heart of this popular and accessible community. Having the benefit of two receptions, breakfast kitchen, four bedrooms with second floor home office or playroom, this family home has quality fixtures and fittings throughout with central heating, double glazing, ample parking, private gardens to the rear and garage.

Construction

The original property is constructed of solid limestone and the extension is brick and block work with external dashed and rendered elevations with pitch slate roof supported on timber.

Accommodation comprising;

Ground Floor

External Porch

Stone flagged floor.

Reception Hallway

Double glazed composite door with attractive leaded bevelled glass top panel. Stone flagged flooring, cloaks hanging, service cupboard, walk in understairs storage.

Living Room

Large open sitting room with original timber trussed ceiling, original timber stable dividers. Upvc double glazed window to rear elevation. Extension to front elevation with double glazed timber windows to front and gable, twin timber 'Velux' skylights, double panel central heating radiator, original built in stone trough, ceiling spotlighting.

Sitting Room

Upvc double glazed window to front elevation, upvc patio doors to rear elevation, feature recess arch with top light and stone flagged shelf, double panel central heating radiator.

Breakfast Kitchen

Range of high quality fitted kitchen furniture including breakfast island and preparation area. One and a half stainless sink unit with chrome mixer tap.

Five ring gas hob with 'Belling' illuminated extractor hood over, Quartz work surfaces and splash backs and tiled upper recess. Built in electric 'Neff' grill and over, built in wine chiller, laminate flooring, low voltage spotlighting to ceiling. Upvc double glazed window to front elevation, upvc double glazed double doors leading to rear porch. Double glazed window to gable elevation, two double panel central heating radiators.

Rear Porch

Upvc double glazed double French doors leading to patio and gardens areas to the rear.

Utility

Plumbed for washing machine, ceramic tiled floor, upvc double glazed window to front elevation, single panel central heating radiator.

Particulars of sale

Cloaks

Containing low level wc, corner pedestal wash hand basin, ceramic tiled floor, half ceramic tiled walls, upvc double glazed window to gable elevation. Wall mounted 'Worcester' gas boiler providing central heating and domestic hot water.

First Floor

Staircase

Original stone staircase with timber balustrade and handrail.

Landing

Open landing with decorative cast iron balustrade, upvc double glazed window to rear elevation.

Bedroom One

Lovely open airy bedroom with large full wall double glazed window and twin 'Velux' skylight and separate upvc double glazed window to gable elevation. Ceiling spotlighting, two single panel central heating radiators.

Ensuite Shower Room

Containing shower cubicle with chrome wall mounted shower fitment, corner pedestal wash hand basin with tiled splash backs, low level wc, chrome radiator towel rail, upvc window to gable elevation, spotlighting to ceiling.

Bedroom Two

Upvc double glazed window to front elevation, recessed dressing area, single panel central heating radiator, spotlighting to ceiling.

Inner Landing

Double glazed window to rear elevation, fitted wardrobes, single panel central heating radiator.

Bedroom Three

Upvc window to front elevation, double panel central heating radiator, separate doorway to main landing.

Bedroom Four

Upvc double glazed window to front elevation, double panel central heating radiator, built in shelving.

House Bathroom

Containing three piece suite comprising tiled panel bath, shower and screen, pedestal wash hand basin, low level wc. Full ceramic tiled walls, upvc double glazed window to rear elevation, single panel central panel central heating radiator, low voltage spotlighting to ceiling.

Second Floor

Return staircase with handrail.

Bedroom Five/Home Office

'Velux' skylight, single panel central heating radiator, access to roof eaves storage with timber louvered door, separate twin built in wardrobes. Low voltage spotlighting to ceiling.

External

Garage

End garage with light power and water installed. Up and over door.

Parking

Tarmacadam parking area for three/four vehicles.

Gardens

Attractive lawned gardens to the rear elevation with raised timber decking area adjacent to open fields.

Services

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

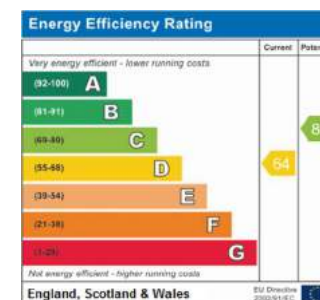
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band F payable to Ribble Valley Borough Council.

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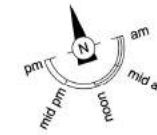


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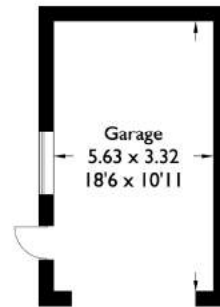
Approximate Gross Internal Area : 221.72 sq m / 2386.57 sq ft

Garage : 18.69 sq m / 201.17 sq ft

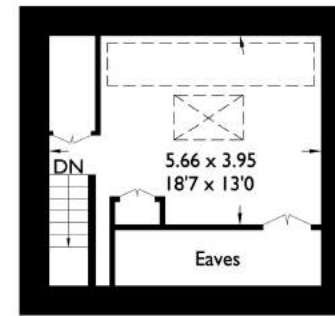
Total : 240.41 sq m / 2587.75 sq ft



----- Restricted Head Height

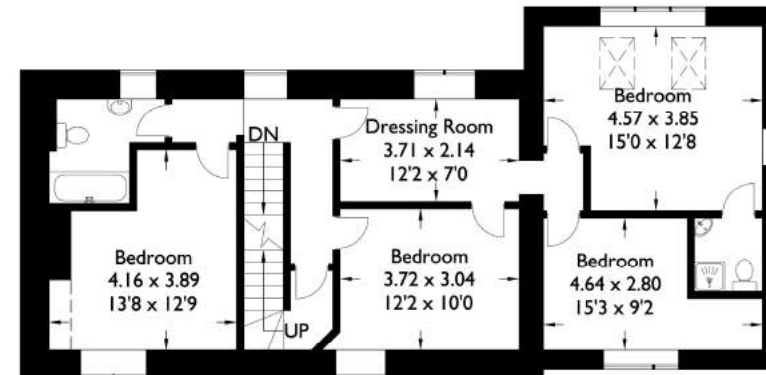
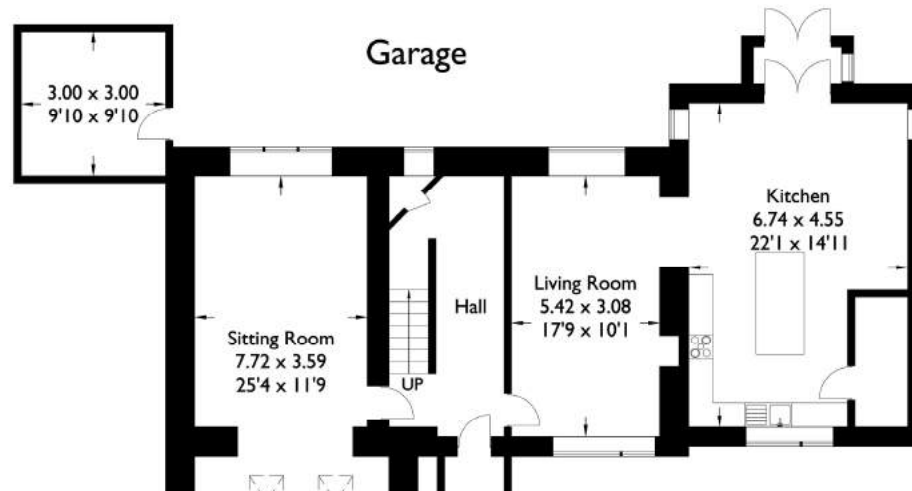


For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Second Floor









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