



Easington House

Eaves Hall Lane | West Bradford | Clitheroe | Lancashire | BB7 3JG

MSW HEWETSONS



Easington House

Guide Price of £1,300,000

A detached stone barn conversion dating back to 1875, situated on a large garden plot towards the top of Eaves Hall Lane on one of the most sought-after residential areas of the Ribble Valley.

The gardens and grounds create an extremely private and quiet setting with open paddocks neighbouring to the north. The garden is mostly laid to lawns, but with attractive stone flagged patio areas with feature ponds and summer house, mature hedgerows and trees. The property is entered from Eaves Hall Lane onto a tarmac driveway with easy turning and parking for several vehicles.

Detached garage and workshop and adjacent greenhouse.

Originally a forge, the property has been thoughtfully converted to preserve its original character, featuring exposed stonework and retained timber beams.

It enjoys an excellent location, just a short drive from the vibrant market town of Clitheroe and within easy walking distance of Waddington, home to three well-regarded gastro pubs, a popular café, and a thriving village club.

For wider travel, Manchester Airport and Preston railway station are both reachable in around an hour.

The property also falls within the catchment area of several highly regarded primary and secondary schools, across both state and independent sectors.

Internally, the layout is both practical and appealing, offering generous open-plan living spaces complemented by a striking open staircase and a feature minstrel's gallery landing.

The property is presented in excellent decorative order throughout, featuring a traditional, high-quality fitted kitchen complete with premium appliances and an AGA. The bathrooms are equally well-appointed, finished to a high standard with contemporary fittings and stylish complementary tiling.

The property is kept warm and comfortable with the benefit of uPVC double glazing, oil fired central heating and a stylish enclosed log burning stove.

Particulars of sale

Accommodation

Ground Floor

Porch, entrance hall, sitting room, living room, kitchen, study, store, WC.

First Floor

Principal suite with four piece en suite, walk-in wardrobes, three further bedrooms, house bathroom, den and eaves storage.

External

Detached utility room/workshop store/ garage, extensive lawned gardens, garden room, patios, two feature ponds, greenhouse, vegetable garden area, mature hedgerows and trees, driveway, and ample parking.

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.



Property Information

Services

- Mains Electricity
- Mains Gas
- Oil fired central heating
- Mains Water
- Mains Sewerage

Council Tax

- Band G payable to Ribble Valley Borough Council.

Tenure

- Freehold

Viewings

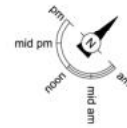
- Strictly by appointment with the agent.

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Approximate Gross Internal Area : 372.28 sq m / 4007.18 sq ft

Outbuildings : 68.82 sq m / 740.77 sq ft

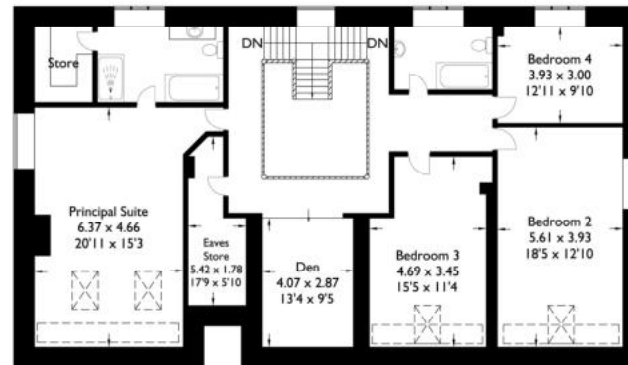
Total : 441.10 sq m / 4747.96 sq ft



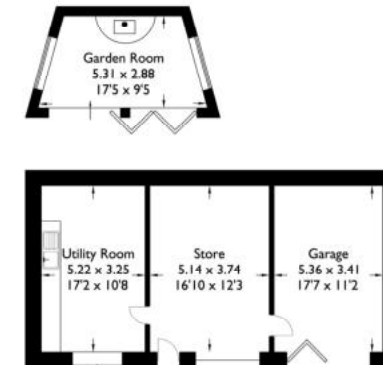
----- Restricted Head Height



Ground Floor



First Floor



Outbuildings

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.







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