

Slaidburn Road, Waddington, Clitheroe, Lancashire, BB7 3JQ

Price Guide £1,000,000


BREAD



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4 Bedrooms | 2 Bathroom | 0 Acres

- Superb four-bedroom detached family home in a peaceful rural setting within walking distance of Waddington village amenities.
- Rare opportunity, having last changed hands over 25 years ago.
- Approximately 2,438 sq ft, of flexible accommodation arranged over three floors.
- Additional accommodation above the detached triple garage.
- Three first-floor bedrooms, including a principal bedroom with vaulted ceiling, walk-in wardrobe and ensuite.
- Private south facing gardens with views towards Waddington village and Pendle Hill.
- Private courtyard driveway and substantial detached triple garage.
- Excellent potential for further improvement, extension or adaption, subject to planning.





Chancery Cottage sits in a peaceful location on the fell road just outside the centre of the village of Waddington and within walking distance of all amenities. This superb 4 bedroom detached family home has only sold privately a handful of times, the last being in excess of 25 years ago.

When purchased the house was substantially extended, upgraded and improved, and may now, subject to personal taste, require some upgrading. The layout of the house is flexible as the property is set over three floors and with living space on the ground floor, 3 bedrooms on the first floor and a utility room, study / bedroom 4 and hobby room on the lower ground floor. To the side of the house there is ample space for extension subject to planning consent.

The house extends to approximately 2438 sqft with superb private gardens and grounds. There is ample parking and a substantial triple garage which has external access to further accommodation on the first floor which could be a bedroom, study or annexe.

This additional accommodation in the garage increases floor area to 3265sqft or 303sqm. This is truly a rare opportunity to purchase a superb rural property with huge potential.

Ground Floor

From the private driveway a stone path leads to an understated entrance door which in turn leads to the ground floor entrance hall. The hallway has limestone tiles and ceiling beams and there is an Oak staircase leading to both the lower ground floor and the first floor. To the side of the staircase is the ground floor W.C. From the hallway there is dual access to both the dining room and the sitting room. The dining room is beautifully presented with panelled walls, it is a spacious light room with views to the front garden. There is ample built in storage cabinets, painted ceiling beams and feature exposed brickwork. An open archway leads in to the traditional dining kitchen which has a handmade shaker style solid wood kitchen, Oak flooring, a central island unit with breakfast seating, complimented by granite worktops and a gas fired Cream coloured 3 oven Aga cooker. The kitchen has integrated fridge and freezer and a delightful walk in pantry with fitted shelving. From the kitchen there is access to the garden room which with a picture window overlooking the private South facing garden, there is also access via door onto the garden terrace. At the far end of the dining room there is access to the sitting room, a delightful spacious room with a feature stone fireplace with wood burning stove, ceiling beams and views over the garden. A perfect space for family gatherings.

First Floor

On the first floor a spacious landing leads to the principle bedroom, located above the kitchen, the bedroom has a vaulted ceiling, giving a spacious airy feel and has a pleasant outlook over the garden. Off the bedroom is a walk in wardrobe and there are additional fitted wardrobes fronting in to the bedroom. Behind the door to the bedroom is a well-equipped ensuite bathroom, larger than expected with a storage cupboard. Off the hallway there are two more bedrooms, a generous guest room and a slightly smaller twin room. In addition there is a separate house shower room, finished with limestone tiling and quality fittings.





Lower Ground Floor

From the ground floor, the staircase to the lower ground floor runs down to an access corridor. The first door is a utility room with external access to a gravelled lower terrace. There is a utility cupboard and separate store, space for a washing machine and dryer and there is a fitted sink unit with storage. The second door leads to a spacious study which could be bedroom four. There is a view to the garden and fitted office furniture. At the end of the corridor there is a hobby / sewing room which could if desired be an ensuite for the room next door.

Outside

Outside, to the front of the house is a wonderfully private garden which is South facing, there is a generous lawn and mature borders with bushes plants and trees and views over the field to Waddington Village with Pendle Hill beyond. To the rear of the house there is a private courtyard driveway with ample parking for four cars. The detached double garage has two doors but easily houses three vehicles , there is power and water. Above the garage accessed via an external staircase there is a useful room with eaves storage as well as two additional storage rooms. This space could be used for storage or converted in to additional bedroom accommodation, a study or an annexe subject to obtaining planning consent.

At the far end of the plot at lower ground floor level there is a gravelled terrace the width of the house which offers ample space for extension if desired.
The property is located in the popular village of Waddington, approximately a 5-minute drive to the nearby market town of Clitheroe. Clitheroe is well-placed for commuting with road and rail links to all East Lancashire business centres with the national motorway network accessible via the M6 at Preston or the M65 at Barrowford.

Clitheroe offers a varied range of amenities for all age groups including an excellent range of shops, bars, cafés and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is well known for its "Farm to Table" dining with excellent pubs and restaurants many set within the AONB area of the Trough of Bowland. The area is affluent and desirable with lovely open countryside, and the Yorkshire Dales, Lake district and West Coast are less than an hour away.

Schools locally are excellent and there is a wide variety of both state run and independent to choose from. East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance.

Travel distances are approximate:-

Clitheroe 3 miles/ Whalley 10 miles / Skipton 14 miles / Leeds 40 miles / Manchester 38 miles / Leeds Bradford Airport 32 miles / Manchester International Airport 52 miles/ Kendal and the Lake District 65 miles. M6 North and South 17 miles. Preston railway station with the West Coastline to Euston (2.08Mins) 22 miles.

General Remarks

Services: The property has the benefit of mains electricity, a private water supply, and sewerage is by way of a septic tank. Heating is by way of an oil central heating system.

Parking allocated and number of spaces : Two storey triple garage and driveway for 3 cars.

Construction Type : Stone.

Building Safety: None known.

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : None known.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone "very low".

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : We understand the property was extended in 2005. We believe any further extension would require planning consent.

Accessibility adaption information : None.

Coal field / mining area : None known.

Communications :
Broadband: Standard 21Mbps available in the area
Mobile signal: Vodafone, EE, Three and O2 available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///lads.prickly.soccer

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : 16th November 2026

SUBJECT TO CONTRACT

Chancery Cottage

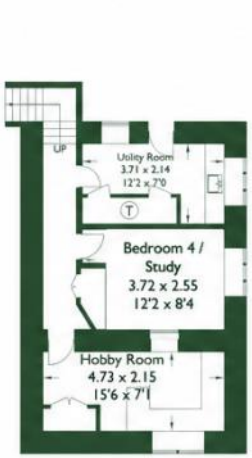
Approximate Gross Internal Area : 226.54 sq m / 2438.45 sq ft
Garage : 43.87 sq m / 472.21 sq ft
Garage First Floor : 32.96 sq m / 354.77 sq ft
Total : 303.37 sq m / 3265.44 sq ft





Garage Ground Floor

Garage First Floor



Lower Ground Floor



Ground Floor



First 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.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

EPC

PENDING



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