

Peele House

Asking Price £550,000



Armitstead
Barnett

Peele House, Sawley, Clitheroe, Lancashire, BB7 4LE





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- Superb Detached Home Sought After Village Location
- Ribble Valley Catchment for Schools
- Double Garage and Driveway
- Good Sized Gardens
- Potential to Extend with PP in place
- Lovely views
- Four Bedrooms & Three Reception Rooms



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Enjoying a quiet position in the sought after village of Sawley and falling within the catchment area for excellent local schools, this property has superb rural views towards the river which have to be seen to be appreciated.

Peele House is a lovely family property which has been well looked after and upgraded under the current ownership. The house occupies a large plot and has superb scope for extension with planning consent already in place for an extension to the rear to create a modern open plan living kitchen dining space. Please visit RVBC Planning portal with reference number 3/2023/1018.

The property briefly comprises:-

Ground Floor

Entrance porch leading to spacious entrance hall with return staircase to first floor with storage below.

Sitting room, a well-proportioned room with patio door to the rear garden with pleasant views, wood burning stove set within classical fireplace and beamed ceiling.

Kitchen comprises Oak style fitted units and ample appliances including integrated fridge freezer and dishwasher, electric oven with microwave above, electric hob with extractor.

Archway leads to the dining room.

W.C and utility are both accessed from the rear of the entrance hall, with a handy lobby area for additional storage and leading to the double garage with electric garage door and storage space above.





First Floor

A generous landing provides access to the four bedrooms and recently replaced family bathroom. The dual aspect master bedroom benefits from fitted wardrobes and its own en-suite shower room finished in a contemporary style. The remaining bedrooms are a good size with one currently being used as an office.

Outside

Externally there is off-road parking on the tarmacadam driveway which leads to the double garage. The wrought iron side gate opens to the patio/BBQ area and vegetable patch with space for a greenhouse and walkway leading to the well-presented, west facing rear garden mostly laid to lawn with bedded borders and excellent views.



General Remarks

Services: The property has the benefit of mains water, mains electricity and mains sewerage. Heating is by way of oil central heating and has been recently serviced in January 2025.

Parking allocated and number of spaces : Double garage and driveway for 2-3 cars.

Construction Type : Stone built

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : Property is in an Area of Outstanding Natural Beauty and it is a requirement to obtain planning permission for external changes.

Easement, and Wayleaves or Rights of Way : Property has shared maintenance of private road. There is a right of way over a private road to access the property.

Footpaths / Bridleways : none known.

Flooding : The property has not flooded within the last 5 years and is in Flood Zone 1.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : Planning permission already obtained with ground floor extension and internal reconfigure. See RVBC planning application 3/2023/1018.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : None known to the vendor.

Communications :

Broadband: Superfast 80Mbps available in the area

Mobile signal: EE, Three, O2, Vodafone - all available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

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

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 G

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.

What3words Location : ///stumble.tugging.blueberry

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

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

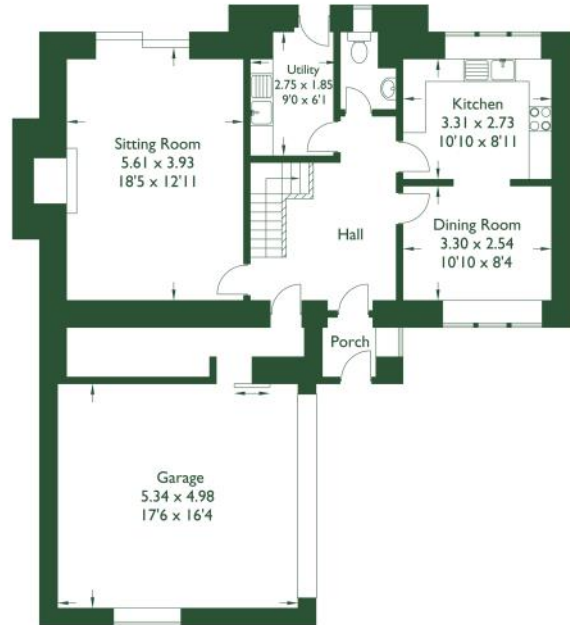
SUBJECT TO CONTRACT

Peele House

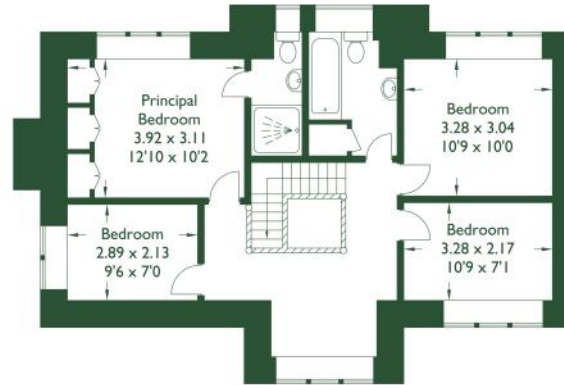
Approximate Gross Internal Area : 132.07 sq m / 1421.59 sq ft

Garage : 26.59 sq m / 286.21 sq ft

Total : 158.66 sq m / 1707.80 sq ft



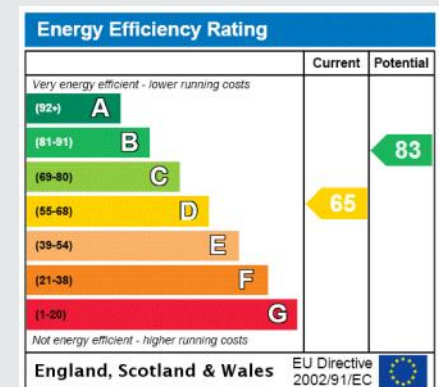
Ground Floor



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





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