

Price Guide £825,000



Armitstead
Barnett

Rock House, Church Street, Clitheroe, Lancashire, BB7 2DG





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- Grade II listed townhouse in superb condition
- Popular town centre location with walking distance to all local amenities
- Surprisingly large South facing garden and terrace
- Substantial accommodation set over four floors
- A range of period features with a contemporary twist
- Beautiful views towards Pendle Hill
- Ribble Valley Borough Council
- Council Tax Band: G
- Freehold



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Step through the impressive grey mirror gloss front door from Church street in to a beautifully decorated hallway—flanked by preserved stained-glass panels leading in to a grand reception hallway where period charm meets contemporary flair. Oak floorboards and decorative archways with modern art and contemporary furniture set the tone for the rest of this lovingly restored home.



To the left, a light-filled sitting room with traditional sash windows and working timber shutters wraps you in warmth, centred around a handsome stone fireplace with wood burning stove perfect for winter evenings. Opposite, a cosy lounge featuring a cast-iron fire surround offers an ideal room for TV or the kids or a third reception room.

Adjoining the sitting room, the snug is nothing short of majestic. A glorious bay window captures an iconic view of Pendle Hill in all its glory, it could be a photograph. A tiled wrought iron fireplace adds another layer of old-world style and warmth.



Opposite and to the rear of the lounge is a spacious utility room with contemporary tiled floor and bags of storage. There is also a WC and fitted Belfast style sink.

A contemporary staircase with built in storage leads to the lower ground floor.

The lower ground floor offers a stylish twist on traditional country living. The kitchen features stone-flagged floors, bespoke cabinetry, centred around an AGA nestled within the range fireplace, a heart-warming nod to the home's heritage. To the rear is a raised dining area, with barrel-vaulted ceiling is a cosy intimate and atmospheric dining area. French doors, to the rear terrace which is South facing leading to the garden.



From the ground floor access to the first and second floor is via a Georgian-style staircase—on the half landing the window is surrounded by stained glass panels with views towards Pendle.



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At first floor there is a main landing supplying access to four generously proportioned bedrooms, three doubles and one good sized single room currently used as a study. Each room has been beautifully decorated and ample storage and good natural light.

Separately there is a large family bathroom. Recently upgraded, the room is beautifully tiled in contrasting colours and fitted with high quality bathroom furniture by Hansgrohe. There is a contemporary slipper bath positioned in front of the window to take in the view, a large walk in shower, W.C and wall hung wash basin.

On the top floor, the principal bedroom suite is a real head turner, open to eaves with exposed timbers the room is spacious and sits between a superb contemporary ensuite shower room with Alessi fittings, which has exposed beams and Velux roof lights. There is access at the opposite side of the room to a walk-in dressing room of generous proportions.

Outside

The south-facing garden is a superb enclosed and private space: Accessed from the kitchen there is a large terrace with composite grey decking arranged in to seating areas to take in the best of the view, this private space is enclosed by stone walls in is elevated above the lawn which is accessed via stone steps from the terrace.. The garden is a peaceful oasis framed by mature trees and hedges perfect summer days or entertaining guests.



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Clitheroe is a town with soul. Renowned for its independent boutiques, and rich history and heritage, it's a place where artisan culture thrives. Locals enjoy everything from award-winning farm-to-table eateries, Michelin Star restaurants and organic bakeries and traditional butchers located in the lively central market. Whether you're sipping locally roasted coffee on Castle Street, dining at one of the region's gastro gems or shopping in the Holmes Mill complex Clitheroe life is charming and chic.

Education is first-class, with Clitheroe Royal Grammar School, Bowland High, Oakhill College and the prestigious Stonyhurst College all within easy reach. Travel links are superb too—with direct hourly trains to Manchester, and easy road access to the A59, M65, M66, and M6. London can be easily reached from Preston by direct rail in just over 2 hours.

M65 8 miles, M6 12 miles, Skipton 20 miles, Manchester 29 miles, Lake District 60 miles

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : The property has one parking permit for street parking.

Construction Type : Stone, mortar and slated tiles.

Building Safety: None known.

Restrictive Covenants : None known.

Listed building : The property is Grade II listed.

Conservation Area / AONB : The property is in a designated conservation area.

Easement, and Wayleaves or Rights of Way : There is a right of access the courtyard of Rock Cottage for the transfer of refuse bins.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None known.

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

Mobile signal: EE, Three, O2 and Vodafone 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.

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 : ///line.scorched.slippers

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.

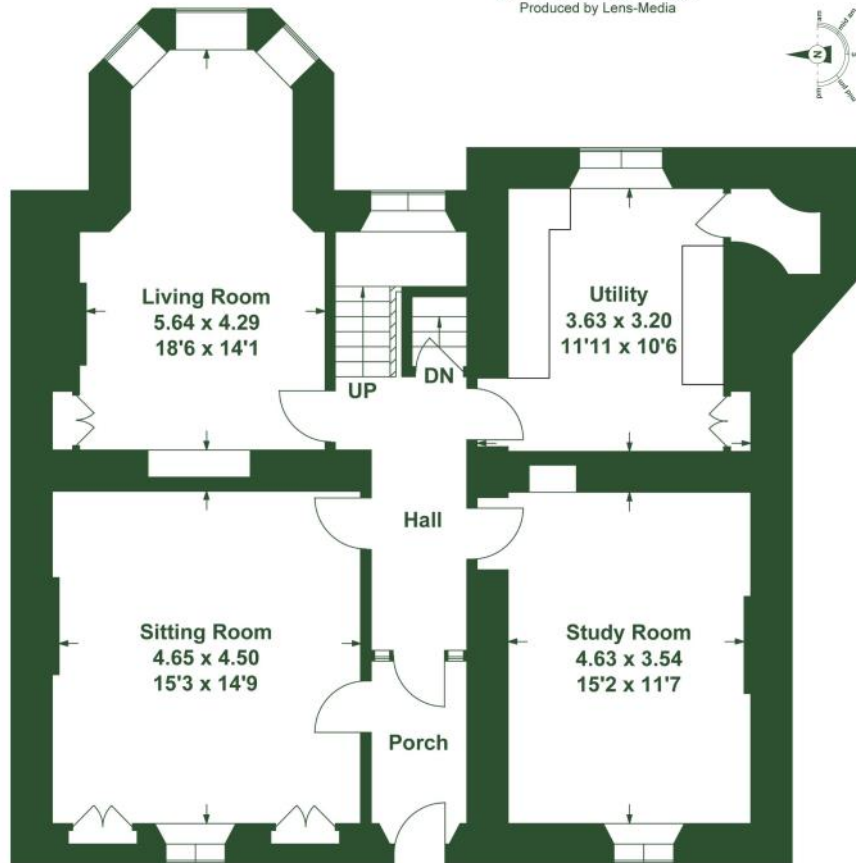
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 96.30 sq m / 1037 sq ft

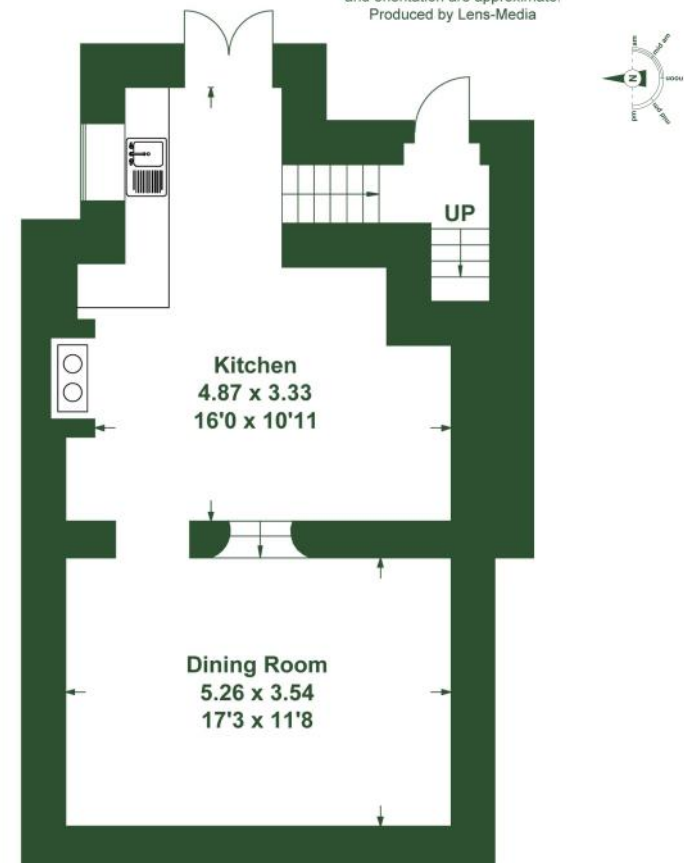
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 47.80 sq m / 515 sq ft

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Produced by Lens-Media



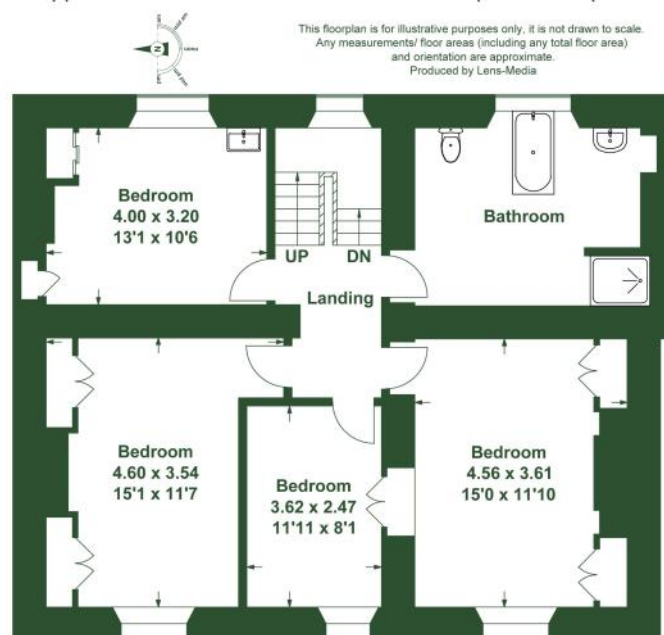
Lower Ground Floor

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

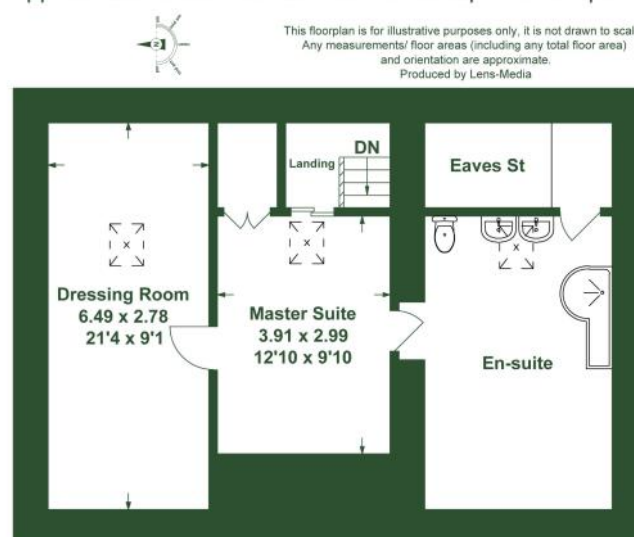
Approximate Gross Internal Area : 91.46 sq m / 984 sq ft



First Floor

First & Second Floor

Approximate Gross Internal Area : 55.58 sq m / 598 sq ft



Second Floor



North Lancashire

Market Place, Garstang,
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