

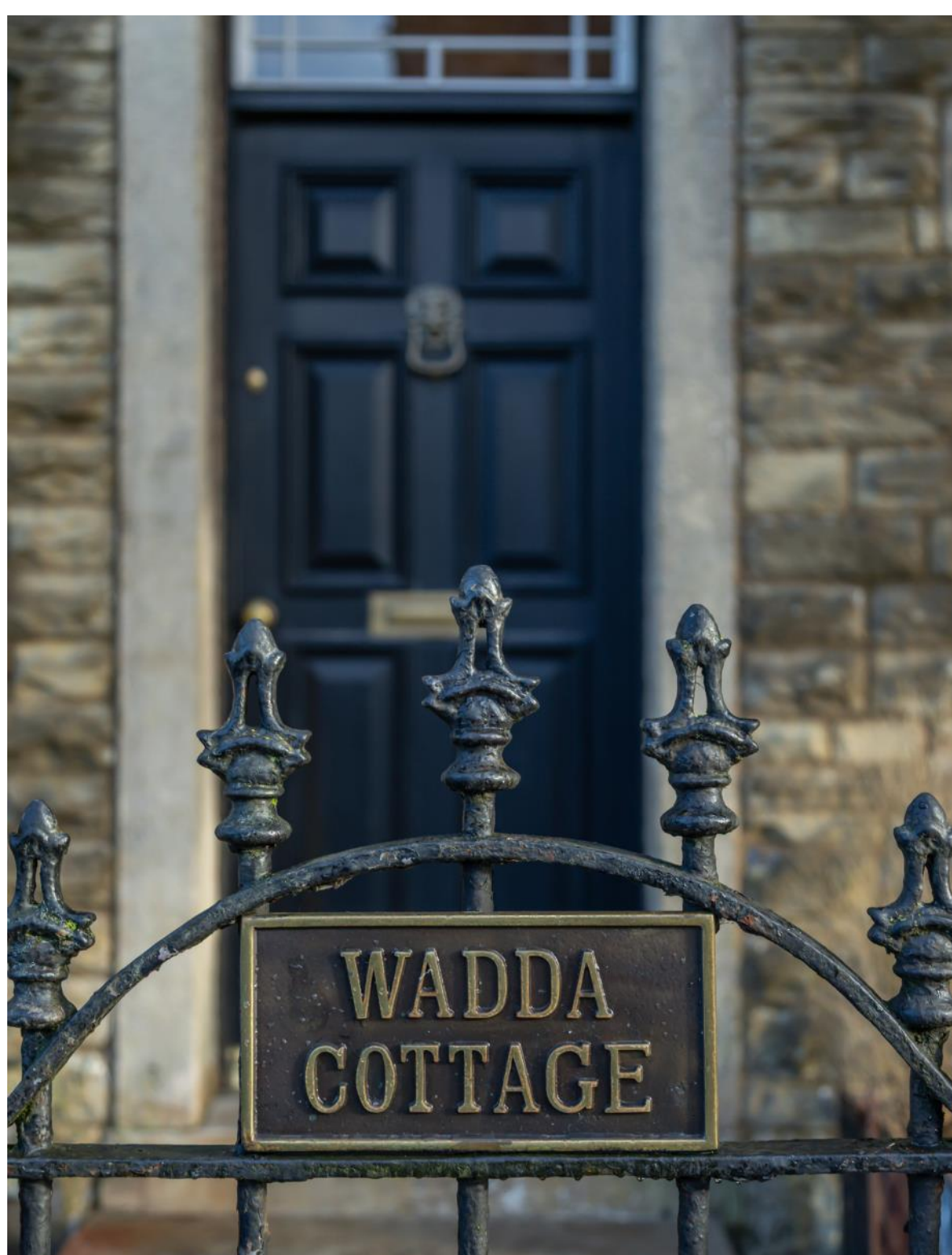


Clitheroe Rd, Waddington, Clitheroe, BB7 3HP

Asking Price £350,000







Clitheroe Road,  
Waddington, Clitheroe  
BB7 3HP



2 Bedrooms



1 Bathroom



0 Acres

- 
- Beautifully finished cottage in a quiet village setting with beck and church views; no onward chain.
  - Ideal as a main home, second home, or rental property.
  - Spacious sitting room with traditional fireplace and solid wood flooring.
  - High-quality kitchen with bespoke units, granite worktops, AGA, island, and modern appliances.
  - Light-filled living/dining area with Velux windows, French doors, pantry, and cloakroom.



Located in a quiet position overlooking the village beck with views across to the Church, Wadda cottage is a little gem. Beautifully finished in a timeless yet modern style this cottage oozes quality. From the bespoke kitchen with Aga cooker to the handmade fitted furniture in the bedrooms the property is suitable for full time occupation or as a second home / rental property. The house has been fastidiously maintained and is ready for immediate occupation with no onward chain.

Briefly comprising:-

#### Ground Floor

Door leads in to spacious sitting room, beautifully decorated with feature gas fire in traditional fire place. Ceiling coving and window to front elevation. Attractive solid wood flooring. Door to living dining kitchen.

The kitchen is in a heritage style with handmade solid wood units fitted with attractive granite worktops, with granite upstands. High quality modern integrated appliances and traditional gas fired black AGA cooker. Accessed from the kitchen is a separate pantry / utility room located under the stairs. There is a large island with breakfast bar and plentiful storage adjacent to a modern living space-making the room perfect for entertaining and with French doors accessing the garden. The living area has Velux roof lights allowing lots of natural light and is an impressive area.

To the rear of the living area is a separate downstairs cloakroom and W.C.

Access to the First Floor is via a central staircase between the sitting room and the kitchen which is carpeted with a cream coloured silk carpet leading to a central landing.





## First Floor

The first floor comprises of two double bedrooms, which share a spacious house bathroom.

The principal bedroom located at the front of the house has a spacious feel, benefitting from a generous ceiling height and has a window to the front elevation looking over the village church. There are bespoke fitted wardrobes and a feature fireplace.

The second bedroom is located at the rear and is a generous double room again with fitted wardrobes, separate shelving and has access to the loft via a ladder. It has a feature fireplace. The loft area is boarded with Velux windows and offers potential for conversion. The gas central heating boiler is located in the loft.

The house bathroom is luxuriously finished with Jacuzzi bath with shower over. W.C. and vanity unit as well as large ladder towel rail. The bathroom is fully tiled and is Jack & Jill to both bedrooms.

## Outside

To the front of the house there is a well presented fore garden with wall fence and gate. To the rear is a walled courtyard garden with flagged patio which is very private and has a feature water fountain. Parking area is on street within the village. There is a right of access across the rear of the adjacent property for waste bin removal.

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.



## 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 :** street and on car park of Waddington Arms

**Construction Type :**semi-detached stone construction with slate roof

**Building Safety :** none known

**Restrictive Covenants :** none known

**Listed building :** The property is not listed

**Conservation Area / National Landscapes :** not relevant

**Easement, and Wayleaves or Rights of Way :** there is access from the rear entrance to car parking on foot-along the accessway.

**Footpaths / Bridleways :** not relevant

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 'low' for flooding by a river and 'very low' risk from surface water.

**Unimplemented Planning Consents :** not relevant

**Planning Consents affecting the property :** none known.

**Accessibility adaption information :** not relevant

**Coal field / mining area :** not known.

### Communications :

Broadband: Ultrafast 1800 mbps available in the area

Mobile signal: Vodafone, EE and O2 have the strongest signals in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.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:** Amitstead Bamett 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 C

**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 :** [potentialawoke.suitcase](https://www.what3words.com/potentialawoke/suitcase)

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett 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**



# Wadda Cottage

Approximate Gross Internal Area : 102.13 sq m / 1099.31 sq ft  
 Total : 102.13 sq m / 1099.31 sq ft



 Restricted Head Height



Ground Floor



First Floor



Attic

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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