



The Dower House, Lowergate, Clitheroe, BB7 1AD

Offers in Region of £250,000



The Dower House

Lowergate, Clitheroe, BB7 1AD



3 Bedrooms



1 Bathroom

- Grade II Listed 3 bedroom townhouse.
- Popular Clitheroe town centre location within walking distance to all local amenities.
- A range of character features.
- Large plot with enclosed garden and parking.
- Scope for re-development and refurbishment.







A rare opportunity to acquire a characterful Grade II Listed period stone dwelling, offering three bedrooms and set within a generous plot including off-road parking.

The dwelling requires some modernisation and offers significant scope for individuals to create a bespoke property tailored to their own requirements and specifications.

Occupying a prominent yet private position directly adjacent to Lowergate Road, the property benefits from excellent accessibility while enjoying the convenience of being within immediate proximity of Clitheroe Town Centre. Local amenities include a wide range of independent shops, restaurants, public houses, supermarkets, primary and secondary schools, a cinema, and excellent rail, bus and road connections.



This is a rare and versatile opportunity combining heritage, character, and substantial future potential, located in a prime central Clitheroe position. Ideal for those seeking a distinctive period property with scope for enhancement, conversion, or redevelopment within one of the Ribble Valley's most desirable town centre settings.



The Dower House is a Grade II Listed property, understood to date from the early 18th century, constructed of stone beneath a pitched slate roof. The house retains a wealth of original features, including stone mullion windows, exposed timber beams, exposed stonework, and traditional fireplaces. While the property now requires a programme of refurbishment, it presents an exciting opportunity to upgrade and restore a period home to modern standards, while retaining its historic charm, to create a spacious family residence in a central and highly desirable Clitheroe location.

The house front door opens into an entrance vestibule, which further leads into the central hallway. Leading off the hallway are both the lounge and the dining room, both benefiting from exposed timber beams and stone mullion windows to the front. The lounge includes a log burning stove with the dining room including an open fireplace. The kitchen includes a window overlooking the rear garden and benefits from base and wall mounted kitchen units with integrated stainless steel sink and drainer, electric oven and gas hob. The room includes the original exposed stone fireplace and chimney breast providing further character. Also to the ground floor is the utility room with further base kitchen units and housing the gas fired boiler and electricity meters. To the first floor is a family bathroom and three well-proportioned bedrooms, all benefiting from character features including mullion windows, exposed beams, and stone window lintels.



To the rear is an enclosed cottage-style garden, laid mainly to lawn with mature flower beds and shrubs, a central flagged pathway, and a designated parking area.

General Remarks

Services: The property has the benefit of mains water, mains sewerage, mains gas and mains electricity connections. Heating is by way of Gas Central Heating systems.

Parking allocated and number of spaces: The property includes a rear garden with parking space.

Construction Type: Stone, under slate and stone slate.

Building Safety: None known.

Restrictive Covenants: None Known

Listed building : The property is Grade II Listed under List No. -136201.

Conservation Area: Located within Clitheroe Conservation Area, Character Area 1 (Clitheroe Historic Core).

Easement, and Wayleaves or Rights of Way: The property benefits from a vehicular and pedestrian right of way over Stanley House driveway as marked blue on the site plan. The property will benefit from a pedestrian right of way over the south western access street (adjacent to St Michael & John's Parish Centre).

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 : This list is not exhaustive; we have listed those consents that the vendors feel effect the property – None Known.

Accessibility adaption information: None Known.

Coal field / mining area: Information obtained from the Local Authority and British Geological Survey – None Known

Communications :

Broadband: Ultra-fast 1800 M bps available in the area

Mobile signal: EE, 3, 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.

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 D

Viewings: Viewings are strictly by appointment with the sole selling agents. 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: belt.rubbkle.diplomas

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

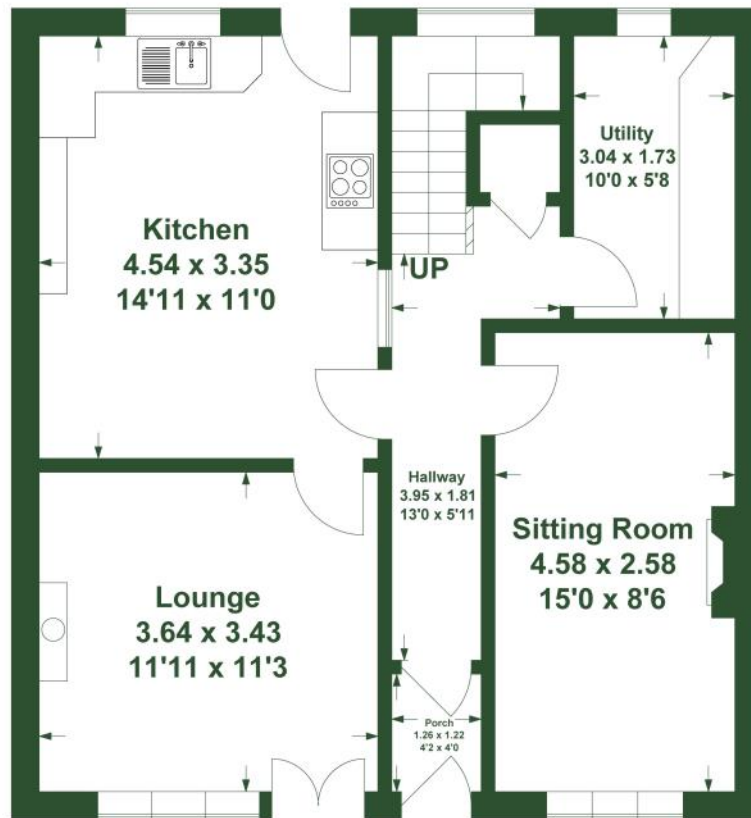
SUBJECT TO CONTRACT



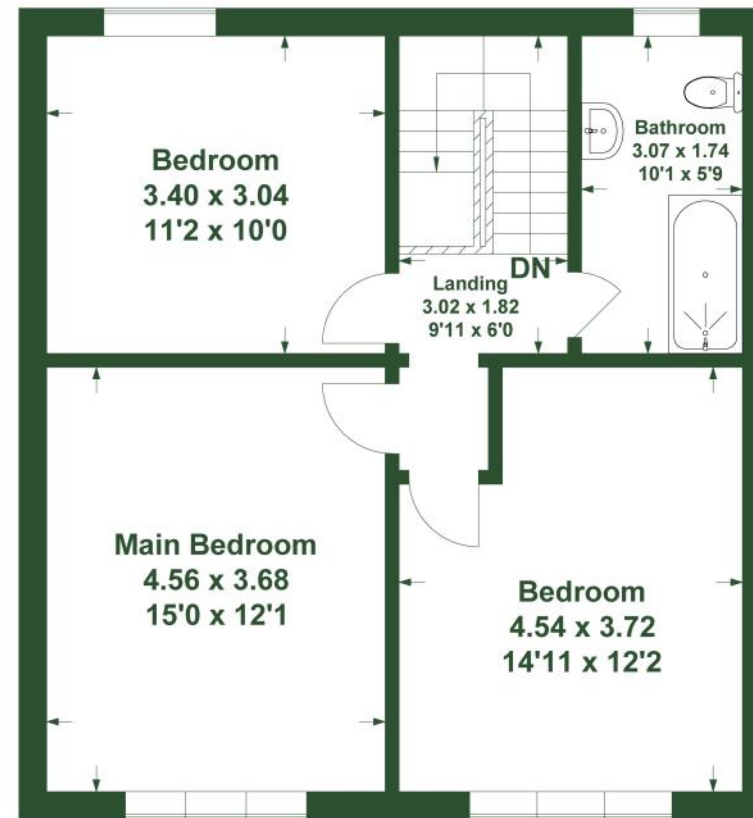
Approximate Gross Internal Area : 121.46 sq m / 1308 sq ft



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



First Floor

Amitstead 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 Amitstead 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 Arritstead 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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