



Greystones Waddington Road, Clitheroe

£595,000 Leasehold

PRESTIGE PROPERTY Presenting an exceptional opportunity to acquire a truly remarkable four/five bedroom character home. This elegant stone-built Victorian home commands attention with its striking sash windows and impressive kerb appeal, occupying a prestigious position on Waddington Road. The property is a breathtaking amalgamation of space, comfort, charm and sophistication, stretching across an expansive 3,040 square feet.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



PRESTIGE PROPERTY Presenting an exceptional opportunity to acquire a truly remarkable four/five bedroom end mews residence. This elegant stone-built Victorian home commands attention with its striking sash windows and impressive kerb appeal, occupying a prestigious position on Waddington Road. The property is a breathtaking amalgamation of space, comfort, charm, character, and sophistication, stretching across an expansive 3,040 square feet.

Inside, the sense of grandeur is immediately apparent, with two magnificent living rooms on the ground floor: one boasting a wood burner and a large bay window that floods the space with natural light, the other featuring a striking gas fire and offering versatile potential as a formal dining room. The kitchen diner is generously proportioned, providing ample worktop and cupboard space, and is perfectly suited for family gatherings or entertaining guests. A practical utility room is also located on the ground floor, enhancing the home's functionality.

On the first floor, three well-appointed bedrooms are complemented by a contemporary jack and jill en suite, a separate family bathroom, and an additional WC, ensuring convenience for busy households. Ascending to the second floor, you will find two further bedrooms, ideal for use as a home office or hobby room, providing flexibility to suit a variety of lifestyle needs. The property also benefits from a cellar room, perfect for storage or potential further development (subject to the relevant permissions).

Additional features include three versatile outbuildings, each equipped with power, lighting, water, and a WC, offering endless opportunities for workshop, studio, or recreational use. Driveway parking is provided for several vehicles, including an open garage, catering effortlessly to the needs of modern family living.

This outstanding home is not listed or situated within a conservation area, allowing for greater freedom in personalising and enhancing the property. Ideally located within walking distance of Clitheroe town centre, as well as the bus and train stations, this exquisite residence combines historical charm with contemporary comforts, making it an exceptional choice for discerning buyers seeking a spacious, characterful, and prestigious family home in one of Clitheroe's most sought-after locations.



Hallway

Carpet flooring, stairs to the first floor, stairs to the cellar, two panel radiators, original features

Lounge

Solid oak flooring, feature fireplace with marble hearth and wood surround housing a multi fuel stove, fitted alcove storage, panel radiator, timber framed double glazed bay window with sash openings.

Dining Room

Carpet flooring, large feature fireplace housing a gas fire with tiled hearth and wood surround, two panel radiators, timber framed double glazed sash windows

Kitchen Diner

Range of fitted base units with contrasting worksurfaces, sink and drainer, gas Aga, electric cooker, plumbed for dishwasher, space for under counter fridge, vinyl flooring, timber framed double glazed sash window and door to rear garden

Utility

Range of fitted wall and base units providing excellent storage, wooden worktops, stainless steel sink and drainer, combi boiler, plumbed for washing machine, tiled flooring, timber framed double glazed window

Landing

Carpet flooring, panel radiator, stairs to second floor, frosted skylight, upvc double glazed frosted sash window, timber framed double glazed sash window, stairs to second floor

Bedroom 1

Carpet flooring, panel radiator, timber framed double glazed sash window

Bedroom 2

Carpet flooring, feature fireplace, panel radiator, timber framed double glazed sash window

Bedroom 3

Carpet flooring, panel radiator, timber framed double glazed sash window

Bathroom

Three piece suite with shower, bath and sink, fitted storage, vinyl flooring, panel radiator, timber framed double glazed sash window

Bathroom 2

Three piece suite with bath, wc and sink, feature fireplace, cast iron radiator, timber framed double glazed sash window

Library

Carpet flooring, panel radiator, timber framed double glazed sash window

WC

Carpet flooring, timber framed double glazed frosted sash window

Bedroom 4

Carpet flooring, fitted storage cupboard, panel radiator, timber framed double glazed window

Bedroom 5

Carpet flooring, panel radiator, timber framed double glazed window

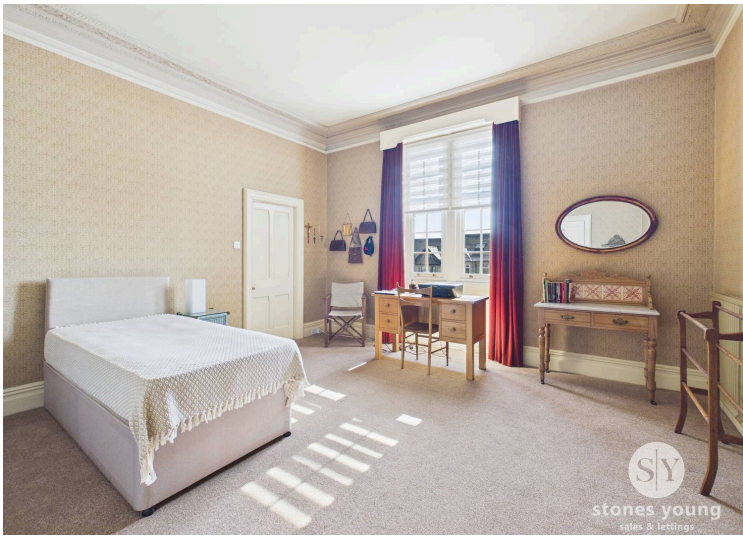
Cellar

A solid basement room with concrete floor and approximately 6 feet of standing room ideal for storage with power and lighting, also hosting the consumer unit

Outbuilding

A large stone outbuilding with slate roof currently used as three sheds with power and lighting. One of the sheds houses a sink and the other has a wc toilet





SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



SY
stones young
sales & lettings



Floor -1 Building 1

Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m
3040 ft²
Reduced headroom
80 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360