



# Lynnwood

Clitheroe Road | West Bradford | Clitheroe | BB7 4ST

MSW HEWETSONS



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Guide Price of £775,000

Clitheroe Road | West Bradford  
Clitheroe | BB7 4ST

Detached character village property, originally three cottages, now combined to create a charming period home in the centre of the highly sought-after village of West Bradford. The house is set within meticulously maintained gardens and includes a separate, spacious beck-side lower patio with stone flagging and a barbecue area. The property is well-presented throughout, with many original character features including stone fireplaces, quality fixtures, and decor. All principal reception rooms and bedrooms enjoy an abundance of natural light.

#### Construction

The property is constructed of stonework with slate roof supported on timber.

#### Accommodation Overview

##### Ground Floor

Entrance Porch | Reception Hallway  
Sitting Room | Kitchen | Dining Room  
Cloaks WC | Boiler Room

##### First Floor

Four Bedrooms | Ensuite | House  
Bathroom

##### Lower Ground Floor

Office | Utility | Boiler Drying Room

##### External

Double Detached Garage

##### Parking

Off-road parking for four vehicles

#### Gardens

Mature meticulously tended and well stocked garden to the front of the property with designed and planted herbaceous borders by Holden Clough. External lighting and power sockets.

#### Patio

Lower tiered extensive stone flagged patio barbecue area along with dog kennels.

#### Property Details

##### Services

Mains electricity, mains gas, mains water, mains sewage.

#### Features

Gas central heating, UPVC double glazing

#### Approximate Size

2463 ft.<sup>2</sup>

#### Boundary

Enclosed boundary with stone walls and galvanised powder coated wrought iron fencing.

#### Planning Permission 3/2023/0976

Garage has planning permission to create detached ground and first-floor residential annexe.

#### Tenure

Freehold with vacant possession.

#### Council Tax

Band G payable to Ribble Valley Borough Council.

#### Distances

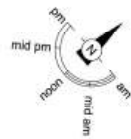
Preston 20 miles  
Manchester 35 miles  
Leeds 45 miles  
Liverpool 52 miles

*Distances all approximate*



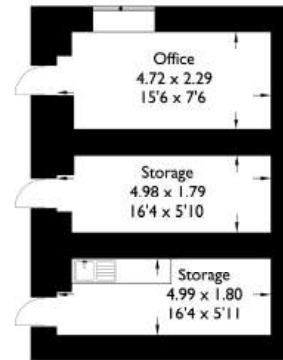
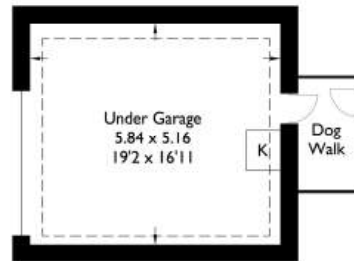
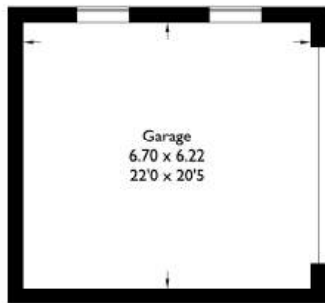
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Approximate Gross Internal Area : 222.97 sq m / 2400.02 sq ft  
 Outbuilding: 35.32 sq m / 380.18 sq ft  
 Garage : 74.40 sq m / 800.83 sq ft  
 Dog Walk : 3.60 sq m / 38.75 sq ft  
 Total : 336.29 sq m / 3619.79 sq ft



Restricted Head Height

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

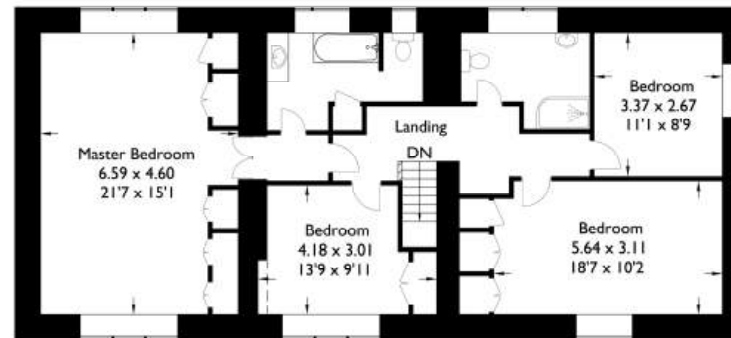
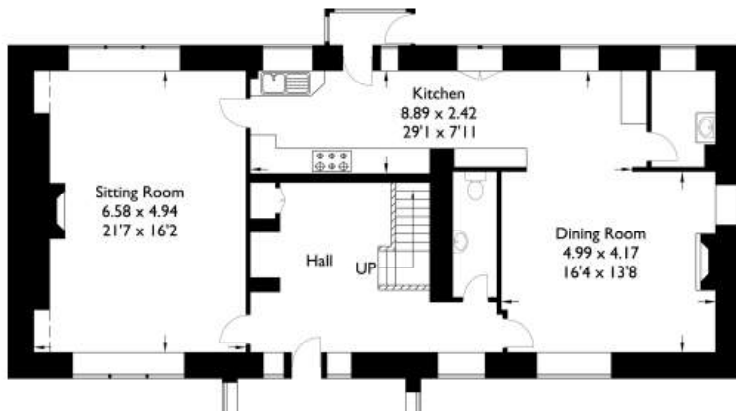


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Garage

Under Garage

Outbuilding



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







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