



Lynnwood

Clitheroe Road | West Bradford | Clitheroe | BB7 4ST

MSW HEWETSONS



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Guide Price of £745,000

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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.²

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



Lynnwood

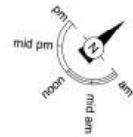
Approximate Gross Internal Area : 222.97 sq m / 2400.02 sq ft

Outbuilding: 35.32 sq m / 380.18 sq ft

Garage : 74.40 sq m / 800.83 sq ft

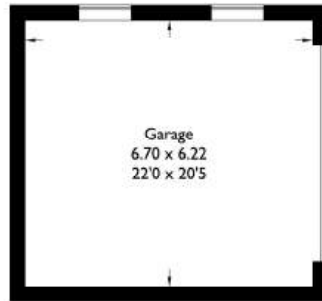
Dog Walk : 3.60 sq m / 38.75 sq ft

Total : 336.29 sq m / 3619.79 sq ft

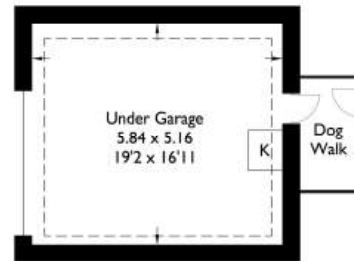


Restricted Head Height

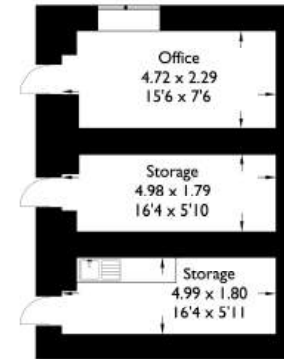
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Garage

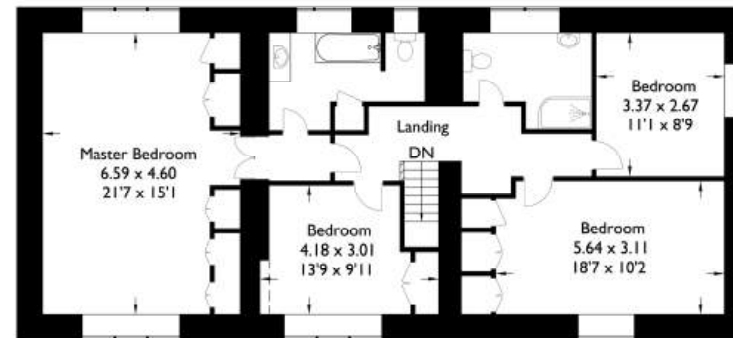
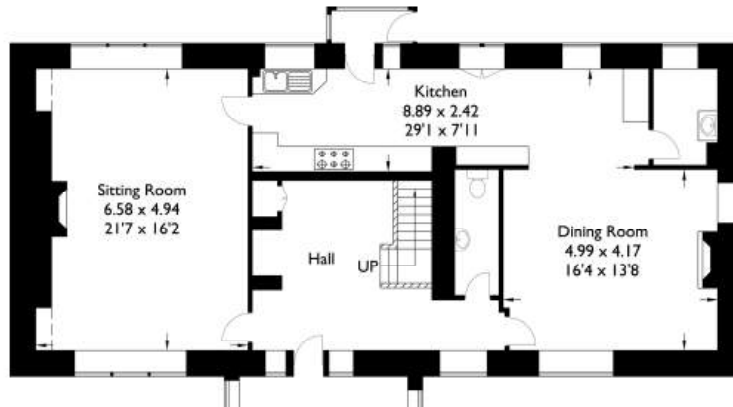


Under Garage



Outbuilding

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		



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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