



# 59 Branch Road

Waddington | Clitheroe | Lancashire | BB7 3HR

**MSW HEWETSONS**



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Guide Price of £375,000

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Lancashire | BB7 3HR

A traditional stone semi-detached cottage in the heart of Waddington, situated in one of the most sought-after villages in the Ribble Valley, this charming property offers an exciting opportunity for renovation and redevelopment.

Waddington is a thriving village with a strong sense of community. It boasts both an Anglican and a Methodist Church, a popular Social Club with a Bowling Green, and a well-supported sports field where cricket and football are played. The village is also home to three renowned pubs—The Lower Buck, The Higher Buck, and The Waddington Arms—each offering a welcoming atmosphere.

The highly regarded Waddington and West Bradford Church of England Voluntary Aided Primary School is within walking distance, making this an ideal location for families.

The property itself has been extended to the ground floor, now offering three reception rooms and a spacious kitchen. To the rear, a large enclosed courtyard features a detached stone outbuilding,

presenting excellent potential for conversion into an annex, a separate letting opportunity, a home workspace, or a gym.

Additional features include private parking for three to four vehicles, a double carport, and a log store. The main house extends to approximately 1,240 sq. ft., with the outbuildings bringing the total space to around 2,200 sq. ft.

While the property requires upgrading and redevelopment, it presents a rare opportunity to create additional accommodation tailored to modern living.

Accommodation comprising:

Ground Floor: Living room, Sitting room, Dining room, Kitchen.

First Floor: Bedroom 1, Bedroom 2, Bathroom.

External: Private driveway to the side of the property leading to a large open rear courtyard with a detached outbuilding, carport and log store.

Services  
All mains services.

Tenure  
Freehold.

Council Tax  
Band D payable to Ribble Valley Borough Council.

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.

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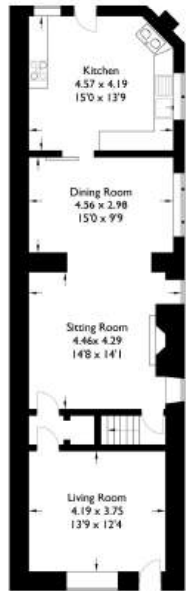
Approximate Gross Internal Area : 115.27 sq m / 1240.75 sq ft

Outbuilding : 89.06 sq m / 958.63 sq ft

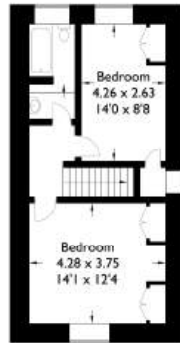
Total : 204.33 sq m / 2199.39 sq ft



----- Restricted Head Height



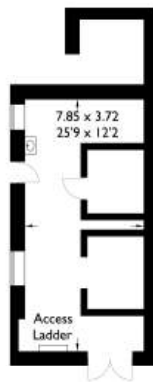
Ground Floor



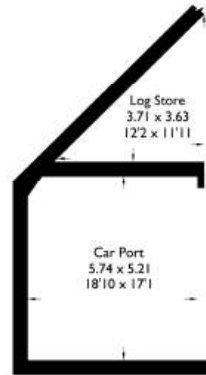
First Floor



Outbuildings First Floor



Outbuildings Ground Floor



Outbuildings

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		





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