



Rodhill House

Smalden Lane | Grindleton | Clitheroe | Lancashire | BB7 4RX

MSW HEWETSONS



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Guide Price of £895,000

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A charming and characterful detached period home offering a wealth of high-quality accommodation. Featuring bespoke oak double-glazed windows throughout, a smart zoned 'Nest' heating system, and a 'Sonos' sound system in the lounge, kitchen, master bedroom, and en-suite. Nestled on the edge of the Forest of Bowland, this elevated property enjoys breathtaking countryside views.

Location

Despite its tranquil location, Grindleton is just a short drive from the bustling market town of Clitheroe, which offers a wide range of local amenities, including:

Independent boutiques, high-street shops, and a selection of supermarkets.

A fantastic selection of cafés, traditional pubs, and fine dining restaurants.

A vibrant local market selling fresh produce, artisan goods, and more.

Clitheroe Castle, offering historic charm and panoramic views of the Ribble Valley.

The area is well-regarded for its excellent schooling options, making it ideal for families. Nearby schools include: Bowland High School, Grindleton, Clitheroe Royal Grammar School for both secondary and sixth-form education, Stonyhurst College and several highly rated primary schools, including Waddington & West Bradford CE Primary, Chatburn CE Primary School and Grindleton CE Primary School.

Distances

Manchester 33 miles, Leeds 64 miles, Preston 18 miles, Liverpool 50 miles.

All distances are approximate.

Accommodation

Ground Floor

Stone-Built Entrance Porch – Flagstone flooring with two non-opening windows.

Dining Hallway – Solid flooring, beamed ceiling, double casement window with oak sill.

L-Shaped Inner Hallway – Mullion window, beamed ceiling.

Cloakroom – Two-piece suite (WC and bracket wash hand basin), dado panel wall, mullion window.

Study – Beamed ceiling, built-in shelved cupboard.

Sitting Room / Cinema Room – Boarded flooring, wide picture window, oak beamed ceiling,

'Minster-style' stone fireplace with cast-iron multi-fuel stove, 'Lutron' lighting, sound system, two cast-iron central heating radiators.

Kitchen – Stylish bespoke fitted kitchen with polished granite worktops and splashbacks, 'Miele' appliances, electric 'Aga' four-oven range, separate ceramic hob with extractor, integrated coffee maker, larder fridge, dishwasher, Belfast sink, island workstation with oak dining table and seating for seven.

Living Room / Garden Room – Stunning vaulted 13ft window with panoramic views of Pendle Hill and Ribble Valley, porcelain tiled flooring with underfloor heating, oak French doors to two elevations, oak open truss ceiling, and side full-length windows.

Utility Room – Ceramic tiled floor, Belfast sink, fitted storage units with polished granite work surfaces, plumbing for a washing machine and dishwasher, 'Worcester' oil-fired boiler, and part-glazed uPVC side door.

First Floor

Landing – Vaulted and beamed ceiling, 'Velux' window.

Master Suite – Large picture window with oak sill, 'Sonos' sound system, 'Rako' lighting, two cast-iron radiators.

En-Suite Shower Room – 'Villeroy & Boch' four-piece suite, wet shower area with glass screen, his-and-hers basins in oak vanity unit, heated mirror splashback, ladder towel rail.

Walk-in Wardrobe – Fully fitted with bespoke oak furniture, hanging space, shelving, pull-out mirrors.

Bedroom Two

Bedroom Three – Built-in wardrobe

En-Suite Shower Room – Three-piece suite, double shower cubicle, vanity wash basin, WC, fully tiled walls, ceramic tiled floor.

Bedroom Four – Vaulted ceiling, two 'Velux' windows with electric blinds.

Bedroom Five

Family Bathroom – 'Villeroy & Boch' four-piece suite, tiled panel bath with shower attachment, pedestal wash basin, walk-in shower, underfloor heating, 'Velux' window, heated towel rail.

External Features

Beautifully maintained gardens spanning $\frac{3}{4}$ acre, mainly to the side and rear, bordered by open agricultural land.

Private driveway with electric wrought iron gates, leading to a spacious parking area.

Converted Stone Barn offering:

Garage – Up-and-over entrance door, electric light and power, first-floor mezzanine storage.

Lean-To Workshop – Electric light and power, two personnel doors.

Log/Fuel Store – Located on one side of the barn.

York Stone Patio – With wrought iron balustrade, illuminated steps leading to a large lawn, Victorian-style lamps, security lighting, and an external water supply.

Additional patio adjacent to the kitchen, featuring a millstone water feature with lighting.

Monitored CCTV security system and **satellite-boundless broadband** for connectivity.

Additional Information

Services: Mains water, electricity, septic tank drainage, oil-fired central heating.

Tenure: Freehold.

Council Tax: Band G.

Viewings strictly by appointment

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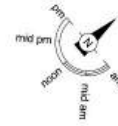
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Approximate Gross Internal Area : 267.23 sq m / 2876.44 sq ft

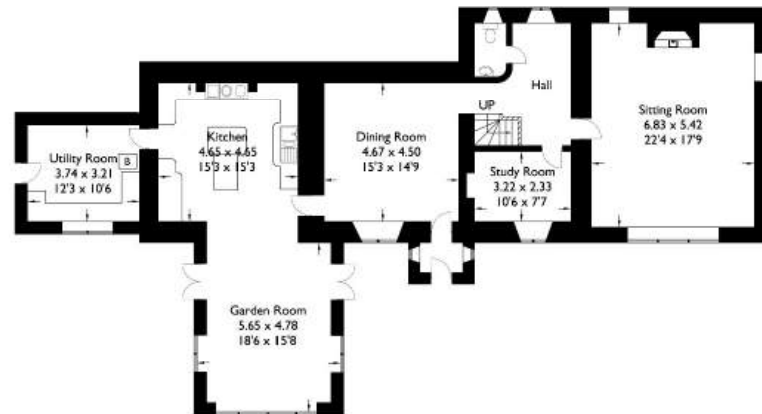
Outbuildings : 49.36 sq m / 531.30 sq ft

Garage : 24.67 sq m / 265.54 sq ft

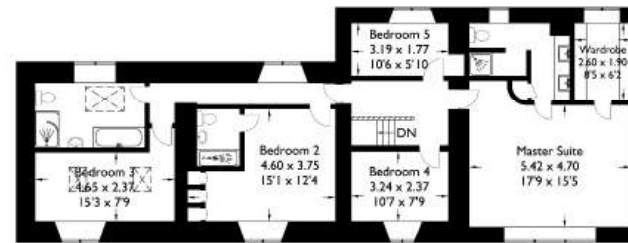
Total : 341.26 sq m / 3673.29 sq ft



----- Restricted Head Height



Ground Floor



First Floor



Outbuildings

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
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