



Town Green House

Grindleton Road | West Bradford | Clitheroe | Lancashire | BB7 4TB

MSW HEWETSONS



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Guide Price: £475,000

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A charming detached home in the heart of West Bradford positioned in an elevated setting within the picturesque village of West Bradford, this detached home offers a fantastic opportunity to create a superb family residence. The property benefits from gardens to two elevations and a private driveway leading to a spacious parking and turning area.

Adjacent to the home is a detached double garage and a stable block, which presents excellent potential for conversion into additional residential accommodation, a home office, or a gym—subject to the necessary planning permissions and building regulations.

While the property does require modernisation, it offers a wonderful opportunity to tailor the space to your personal taste, all while enjoying a highly convenient and sought-after location with access to both Grindleton Road and Chapel Lane.

Location

West Bradford is a charming and historic village, just 2.5 miles north of Clitheroe, nestled between the picturesque villages of Waddington and Grindleton.

The area is home to the highly regarded Three Millstones pub and restaurant, a Grade II listed coaching inn renowned for its quality cuisine and warm ambiance, all within easy walking distance.

Families will appreciate 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.

West Bradford Village Hall and playing fields are at the heart of the community, hosting popular local events and activities.

This is a rare opportunity to acquire a home with fantastic potential in a desirable village location.

Viewing highly recommended.

Particulars of sale

Accommodation

Ground Floor
Porch, Kitchen/Dining, Sitting Room,
Living Room.

First Floor
Three bedrooms, house bathroom.

External
Detached double garage, stable
block.

Gardens
Front walled garden with retaining
stone wall, side gardens and patio,
rear area with lean to storage
building.

Services
Mains gas, electricity, water and
sewage.

Tenure
Freehold with the benefit of vacant
possession.

Council Tax
Band F payable to Ribble Valley
Borough Council.

EPC
D Rating.



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.

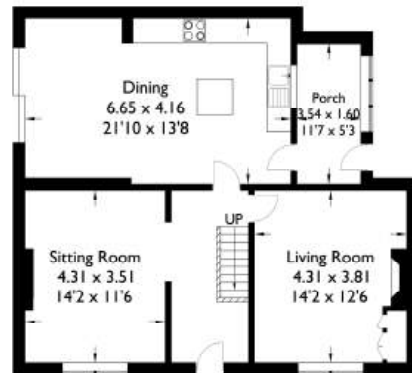
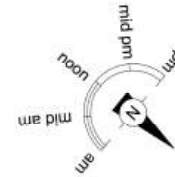
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Approximate Gross Internal Area : 134.67 sq m / 1449.57 sq ft

Garage : 34.27 sq m / 368.87 sq ft

Outbuildings : 46.38 sq m / 499.23 sq ft

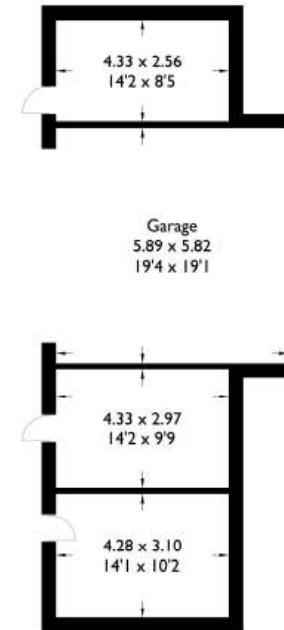
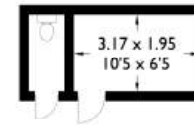
Total : 215.32 sq m / 2317.68 sq ft



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,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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