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## 2 The Old Coach House, Whalley, BB7 9AF

Superb executive conversion  
£399,950



- Private gated community
- 2 receptions, fitted kitchen
- Private & communal gardens
- 2 bedrooms, en-suite
- Parking & double garage
- 155 m<sup>2</sup> (1,668 sq ft)

Clitheroe  
Tel 01200 426041

Barrowford  
Tel 01282 698200

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# THE OLD COACH HOUSE BRAMLEY MEADE

Tucked away in an exclusive private gated development, this luxury two bedroom conversion enjoys a position in one of the most sought-after locations in Whalley. Built in the grounds of Bramley Meade, this former coach house was converted in the early 1990s and was designed to provide luxury living in a secure neighbourhood.

The accommodation comprises a communal entrance hall, entrance hallway/study, living room with feature fireplace, fitted kitchen open to dining room, useful utility room and cloakroom, two double bedrooms, the master having an en-suite shower room and a house bathroom. The property enjoys its own private garden as well as the communal gardens and benefits from a double garage and visitor parking.

**LOCATION:** From the centre of Whalley proceed in the direction of Clitheroe, passing straight over the mini roundabout and continue along Clitheroe Road. As the road bends around to the left turn right into Wiswell Lane. Follow the road up for several hundred yards and there is a private gated drive on the left hand side. The Old Coach House is accessed from here.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**COMMUNAL HALLWAY:** key code entrance.



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ENTRANCE HALLWAY/STUDY: with intercom and alarm points, staircase to the first floor landing, understairs storage cupboard, low voltage lighting, glazed door through to:

LIVING ROOM: 5.4m x 5.3m (17'9" x 17'4"); 'Living Flame' gas fire in feature fireplace, downlighters, 3 wall light points, television and telephone points, glazed external door to the side of the property.

FITTED KITCHEN: 4.6m x 3.1m (15' x 10'1"); range of fitted base and matching wall storage cupboards with complementary working surfaces and splashbacks, range of built-in appliances including electric oven and grill, 4-ring gas hob with extractor over, built-in Neff dishwasher, one and a half bowl sink unit, television point, 2 Kickspace heaters, built-in fridge freezer, double glazed Velux window, open to dining room,

DINING ROOM: 3.3m x 2.6m (10'8" x 8'8"); with full-length double glazed windows, 2 wall light points.

HALLWAY: with built-in storage cupboards.

UTILITY ROOM: 2.3m x 1.7m (7'5" x 5'5"); with base and wall level storage cupboards, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, vented for tumble drier, part-tiled walls, roof space access.

CLOAKROOM: with 2-piece suite comprising low suite w.c. and pedestal washbasin, half-tiled walls and extractor fan.



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#### FIRST FLOOR:

#### LANDING:

**BEDROOM ONE:** 4.2m max, 2.6m min x 3.1m max, 2.8m min (13'9" max, 8'7" min x 10' max, 9'3" min); with built-in storage cupboard housing Vaillant combination central heating boiler, fitted wardrobes to one wall, television point, low voltage lighting.

**EN-SUITE SHOWER ROOM:** with 3-piece suite comprising pedestal washbasin, low suite w.c. and double shower enclosure with plumbed shower, fully tiled walls, downlighters, extractor fan.

**BEDROOM TWO:** 4.2m max, 3.5m min x 3.3m (13'9" max, 11'6" min x 10'9"); fitted wardrobes to 2 walls, chest of drawers and bedside tables, downlighting, television and telephone points, attic access point.

**HOUSE BATHROOM:** with 3-piece white suite comprising low suite w.c., vanity washbasin and panelled bath with shower mixer tap, part-tiled walls, downlighting and extractor fan.

**OUTSIDE:** The property is accessed via a private gated driveway leading to visitor parking spaces and a double GARAGE 6.2m x 6.0m (20' x 19'8") with remote controlled up-and-over door, power and lighting points. The property enjoys its own private garden which is mainly low maintenance with flower beds and shrubs surrounding. Wrought iron gates and stone wall. External power and water points. Additional visitor parking is also available.

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**SERVICES:** Mains water, electricity , gas and drainage are connected.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in hardwood frames.

**COUNCIL TAX BAND G.**

**EPC:** The energy efficiency rating for this property is C.

**SERVICE CHARGE:** An annual charge of approx £400 is payable to Bramley Meade Residents' Association Ltd. This covers the cost of gardening of the communal gardens 4 times a year, trimming of hedges and lawns and power to the gates and external lighting.

**VIEWING:** By appointment with our office.



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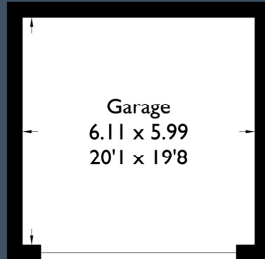
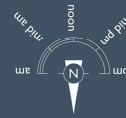


## 2 The Old Coach House

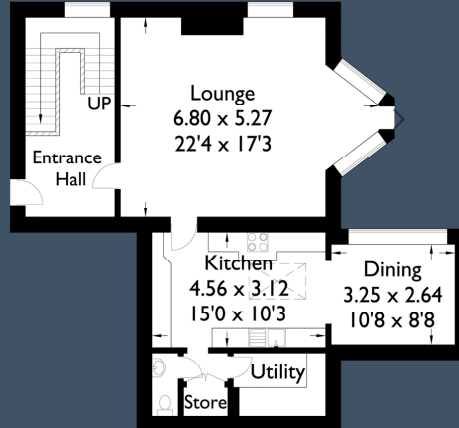
Approximate Gross Internal Area : 118.31 sq m / 1273.47 sq ft

Garage : 36.60 sq m / 393.95 sq ft

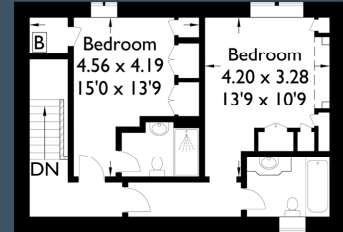
Total : 154.91 sq m / 1667.43 sq ft



Garage



Ground Floor



First Floor

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.



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*2 The Old Coach House, Bramley Meade, Whalley, BB7 9AF  
MJ/SMR/200217*

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