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ROSE COTTAGE GRINDLETON

Offers in excess of £400,000

- * Superb detached period residence
- * Planning permission granted to extend
- * Beautiful large garden, outhouses
- * 3 good bedrooms, bathroom
- * Stunning kitchen with utility
- * Detached garage, driveway
- * Picturesque village location



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This fine detached period residence in the pretty Ribble Valley village of Grindleton offers easy access for Clitheroe and the A59. The house has been presented to excellent standards and briefly comprises an entrance hall, sitting room with open fire, dining room with open fire, beautiful breakfast kitchen, utility room, and cloakroom on the ground floor. Upstairs there are 3 bedrooms and a modern 4-piece white bathroom. Outside the property enjoys a large, private garden, paved patio, good-sized lawn, timber decking area, vegetable patch, various outbuildings and a detached single garage with driveway.

The property currently has planning permission granted to extend the first floor accommodation over the kitchen which would allow for a new master bedroom, en suite shower room and walk in wardrobe. Full details are available in the Clitheroe office.

LOCATION: Entering Grindleton from the Chatburn direction, turn left by the Duke of York into Main Street and Rose Cottage is situated on the right hand side just after the bus stop.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Original tiled floor, staircase to first floor.

DINING ROOM: 4.5m x 3.6m (14'10" x 11'11"); with polished wooden floor, open fire with stone hearth and wooden mantel.

SITTING ROOM: 4.5m x 4.3m (14'10" x 14'3"); open fire with red brick inset and hearth, excellent understairs storage cupboard.

KITCHEN: 4.2m x 3.9m (13'11" x 12'11"); range of attractive fitted wall and base units with granite working surfaces, with built in electric double oven and five ring gas hob with extractor over, integrated dishwasher.

UTILITY ROOM: plumbing for washing machine, door to rear.

CLOAKROOM: housing 2-piece suite comprising low suite w.c. and pedestal washbasin.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.7m x 3.8m (15'6" x 12'7").

BEDROOM TWO: 3.6m x 1.9m (11'11" x 6'4").

BEDROOM THREE: 2.7m x 2.6m (9'0" x 8'8").

BATHROOM: With 4-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath and walk-in shower enclosure housing electric shower.

OUTSIDE: Beautiful, large garden comprising paved patio with steps up to good-sized lawn, timber decking area, 2 stonebuilt outhouses, timber shed, vegetable patch, 2-storey outhouse and dog run. There is also a small driveway leading to a detached single GARAGE with remote control up-and-over door.

HEATING: Gas fired central heating system.

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

COUNCIL TAX BAND F.

EPC: The energy efficiency rating for this property is F.

VIEWING: By appointment with our office.

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