



Honeywell
SELECT

Ashridge, West Bradford BB7 4SH

Detached house set on very large plot with views

Offers around £550,000



- Large south facing lounge
- Land adjoining River Ribble
- Extensive formal gardens
- 3 bedrooms, bathroom
- Requires modernisation
- 150 m² (1,618 sq ft) approx

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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ASHRIDGE WEST BRADFORD

An excellent opportunity to acquire an individual detached house (1,618 sq ft plus garage and workshop) situated on the edge of this popular village with views across the brook, open countryside and the River Ribble. A bridge crosses the brook leading to a large driveway and the house benefits from beautiful formal gardens to the south east and south west which adjoin the brook and offer wonderful countryside views. The land leads through to an orchard which then extends to the River Ribble. The total area of land is 0.85 acre or thereabouts.

Ashridge has been extended over the years to provide light and airy accommodation with two large reception rooms and a spacious dining kitchen. To the rear there is a utility room, double garage, store room and workshop. The first floor offers two large bedrooms facing the garden, a single bedroom to the rear and a large 5-piece bathroom. The first floor accommodation could be extended, subject to the usual planning permissions. The house now requires some modernization but offers excellent potential and properties with gardens like this are rare. Viewing is essential.

LOCATION: Travelling into West Bradford from the Clitheroe direction, Ashridge is the first house on the right hand side.

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

ENTRANCE PORCH: with newly installed PVC door and side window, tiled floor, glazed door to hallway.

SPACIOUS HALLWAY: with return staircase off to the first floor with understairs storage cupboard and built-in cupboards.



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THROUGH LOUNGE: 9.3m x 3.9m (30'1" x 12'8"); with 2 large picture windows to the front and doors onto the patio area offering stunning outlooks across the private garden towards open countryside and the River Ribble. Wall light points, television point, built-in storage cupboard set into the alcove.

DINING ROOM: 5.9m x 2.9m (19'4" x 9'8"); with coved cornicing, wall light points, 2 full height PVC picture windows with outlooks across the garden.

LARGE DINING KITCHEN: 5.9m x 4.7m (19'5" x 15'3"); fitted range of laminate wall and base units with complementary laminate working surfaces and tiled splashback, one and half bowl 2-drainer stainless steel sink unit with mixer tap, electric cooker point, space for dining table and chairs, door to integral garage.

DOUBLE GARAGE: 5.9m x 6.2m max (19'3" x 20' max); with double fibreglass up-and-over door, electrically operated with remote control, cold water tap and power points.

UTILITY/W.C: 1.7m x 1.6m (5'7" x 5'3"); with low suite w.c., Belfast sink unit, plumbing for washing machine and tiled floor.

REAR STORE ROOM: 1.8m x 6.5m (6' x 21'); with floor-mounted gas central heating boiler, PVC door to side access, door to workshop.

WORKSHOP: 3.8m x 2.3m (12'5" x 7'5"); with fitted work bench, electric light and power.



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FIRST FLOOR:

LANDING: with window to side elevation, loft access.

BEDROOM ONE: 4.5m x 3.9m (14'10" x 12'9"); with excellent views across the garden towards open countryside and the River Ribble, range of built-in wardrobes with cupboards over and fitted dressing table.

BEDROOM TWO: 4.6m x 3.7m (14'11" x 12'); with excellent views, built-in wardrobe set into the alcove with cupboards over.

BEDROOM THREE: 1.9m max narrowing to 1.3m x 3.1m (6'3" max narrowing to 4'4" x 10'3"); with excellent view, airing cupboard.

LARGE BATHROOM: with 5-piece suite comprising low suite w.c., bidet, pedestal washbasin, corner bath and fitted shower enclosure, tiled walls.

OUTSIDE: The property is approached by a bridge across the brook with wrought iron gates leading to a tarmac driveway providing ample parking and access to the double garage. Indian stone paved path and step to the front door. Access to large gardens to the south east and south west facing sides of the house, large formal gardens with good-sized lawn and surrounding well stocked flower beds and borders with mature plants and shrubs. Large Indian stone patio area adjacent to the house with 2 retractable canvas awnings. Stone pathways lead round the garden to a greenhouse and timber hexagonal summer-house. Second tier lawn drops down and adjoins the brook with second stone paved patio area and timber bridge across the brook leads to a wild garden.

Access from the formal garden next to the greenhouse leads to an area of land with fruit trees, large lawn and mature trees and shrubs. The total area of land and gardens is 0.85 acre or thereabouts. The rear boundary adjoins the River Ribble. *Note: there is a public footpath which leads across the rear of this land which people use to walk along the river.*

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

HEATING: Gas fired hot water central heating.

TENURE: We are informed by the owners that the property is freehold.

COUNCIL TAX BAND G.

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

VIEWING: By appointment with our office.



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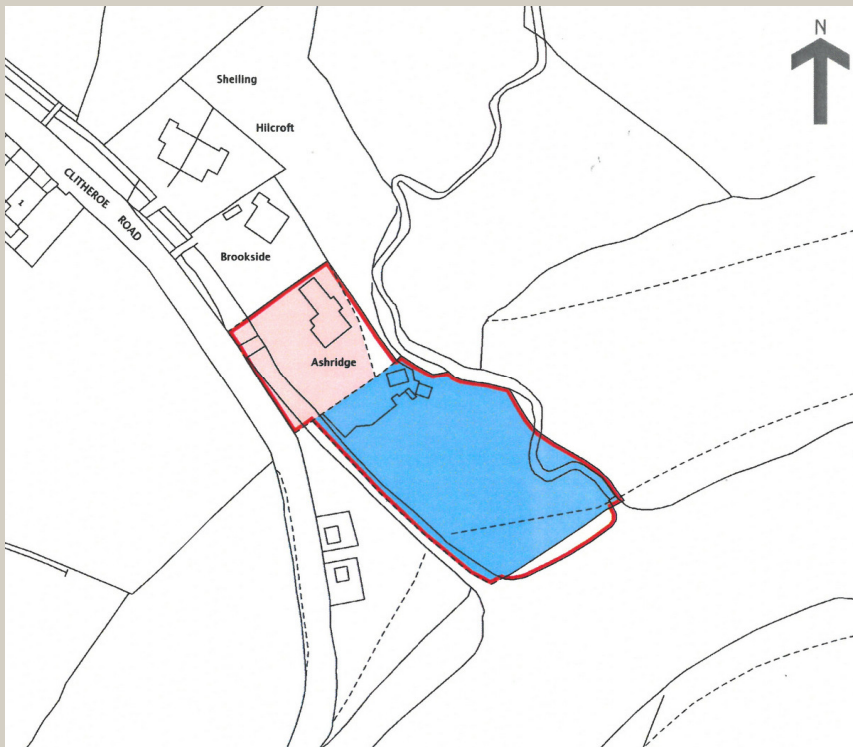
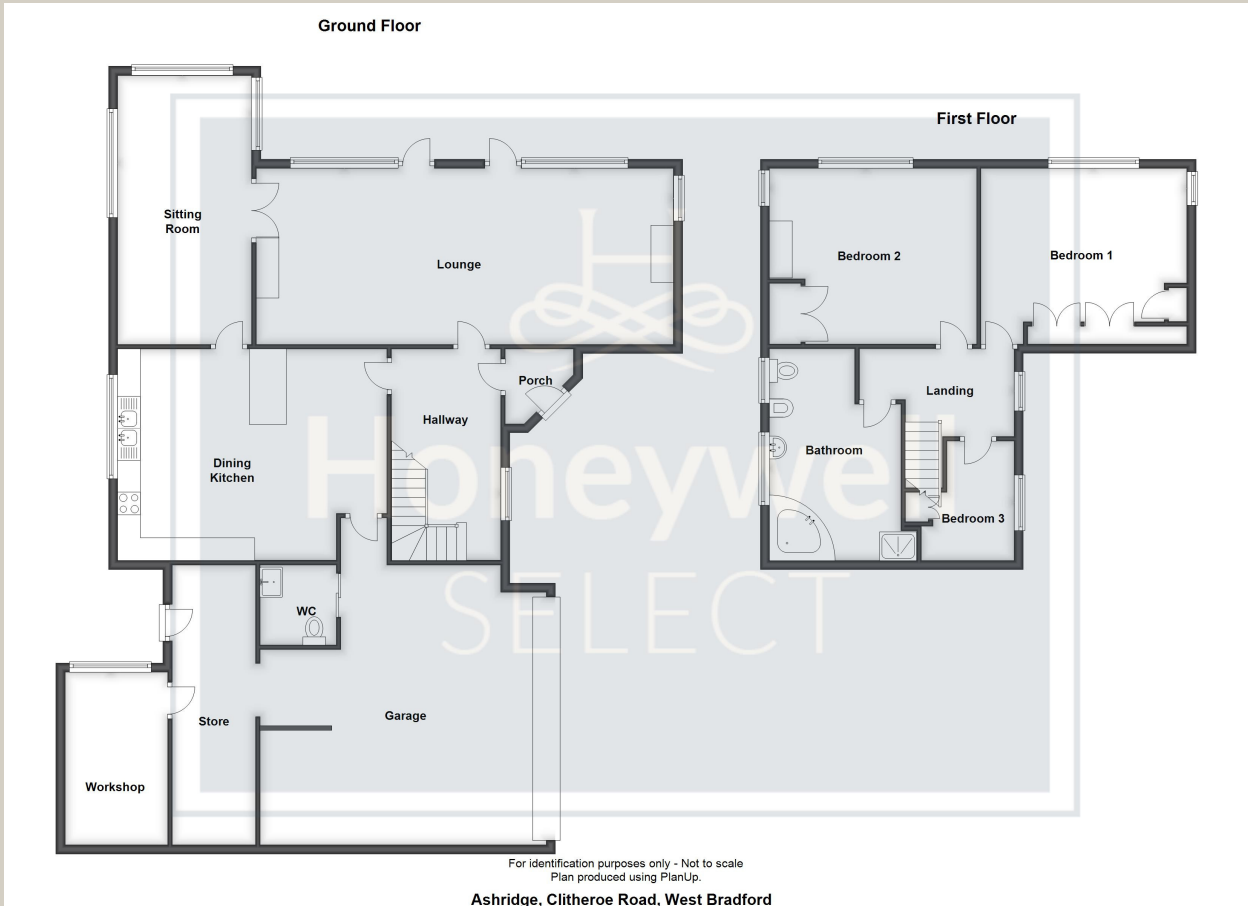
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Ashridge, Clitheroe Road, West Bradford CD/SMR/290817

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