



Honeywell
SELECT

Ringley Hey, Waddington, BB7 3JJ

Large mature detached house

£600,000



- Surrounding elevated views
- 3 reception rooms & study
- Light & airy accommodation
- 5 bedrooms, en-suite
- Large garage with games room
- 189 m² (2,030 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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RINGLEY HEY WADDINGTON

An excellent South facing family home built in 1952 which is set on a side of Waddington Fell just outside Waddington, enjoying stunning 360 degree outlooks across the Ribble Valley and Waddington Fell.

This spacious house offers light and airy accommodation with large windows to bring the light in and enhance the view. There are three reception rooms including a large open-plan lounge and dining room, a spacious office and dining kitchen with Aga on the ground floor. On the first floor are five bedrooms, en-suite and 4-piece house bathroom.

Externally the plot measures approximately 0.6 acres with a large gravelled drive providing ample parking and turning, a detached double garage with games room above and a large south facing terraced patio to the front with steps down to a lawned garden with mature trees, fruit trees and shrubs. To the rear is a deck with outlooks across the stream onto Waddington Fell.

The house has been fitted with solar panels which provide an attractive annual income and free electricity during peak times. Viewing is essential.

LOCATION: Travelling through Waddington from the Clitheroe direction proceed straight on passing the Higher Buck on the right. Continue for approximately one and a half miles along Slaidburn Road and the house can be found on the right hand side.

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

OPEN PORCH: With tiled floor and glazed door to hallway.

HALLWAY: With recessed spotlighting, tiled floor, coved cornicing, staircase off to the first floor.



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CLOAKROOM: With 2-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with chrome mixer tap and cupboards under, Travertine tiled walls and Travertine tiled floor,

SITTING ROOM: 5.7m x 3.2m (18'8" x 11'5"); with windows to front and side and patio doors to rear, coved cornicing, excellent views.

LOUNGE: 4.2m x 3.6m (13'8" x 11'9"); with large window to front elevation offering excellent views, feature fireplace housing log burning stove with brick surround, wooden mantel and stone hearth, television point, oak flooring. Open to:

DINING ROOM: 5.2m x 3.1m (17' x 10'3"); with coved cornicing, oak flooring and patio door opening onto large paved front terrace.

DINING KITCHEN: 7.6m x 3.4m narrowing to 1.7m (24'8" x 11' narrowing to 5'5"); attractive range of cream wall and base units with complementary hardwood working surfaces and tiled splashback, 2-bowl stainless steel sink unit with mixer tap, 2-ring oil fired Aga with 2 ovens, plumbing for washing machine, integrated dishwasher, space for fridge freezer, television point, Travertine tiled floor, patio doors opening onto rear deck.

REAR PORCH: With glazed door to garden, door leading to pantry.

STUDY: 5.4m x 2.7m (17'10" x 8'9"); with television point, excellent views.

FIRST FLOOR:

SPACIOUS LANDING: With coved cornicing, recessed spotlighting, window to rear elevation with outlooks towards Waddington Fell and airing cupboard housing hot water cylinder.



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BEDROOM ONE: 4.7m x 3.5m (15'4" x 11'4"); with windows to front and side elevations offering excellent views, built-in wardrobes and bookshelving.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising pedestal washbasin with chrome taps, low suite w.c. with push button flush and shower enclosure with fitted Grohe thermostatic shower, Travertine tiled walls and floor, recessed spotlighting and extractor.

BEDROOM TWO: 4.5m x 3.1m (14'8" x 10'2"); with windows to front and side elevations, built-in wardrobe.

BEDROOM THREE: 3.6m x 3.6m (11'11" x 11'10"); with 2 built-in wardrobes, outlooks towards Pendle Hill.

BEDROOM FOUR: 3.1m x 2.5m (10'3" x 8'3"); with loft access and outlooks towards Waddington Fell.

BEDROOM FIVE: 3.2m x 2.4m (10'6" x 7'9"); with coved cornicing and views towards Pendle Hill.

BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, panelled bath with chrome mixer tap and walk-in shower with fixed curved glass screen and Grohe thermostatic shower, Travertine tiled walls and Travertine tiled floor.

OUTSIDE: The property is approached via a large gravelled driveway providing ample parking and turning. There is a large DETACHED GARAGE 5.7m x 5.2m (18'9" x 16'11") with electrically operated remote control up-and-over door, power and light. A loft ladder leads to a good-sized games room with Velux window and feature circular window. The garage is of cavity wall construction.

To the front of the property is a large south-facing paved terrace with stone balustrade offering excellent views and with steps down to good-sized pond and good-sized lawned garden with mature trees, plants and shrubs.

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Access all the way round the house leading to a rear garden with decked patio and outlooks towards Waddington Fell, planting areas and small stream. Side garden with raised planting boxes, mature trees.

SERVICES: Mains electricity is connected. Spring water supply and septic tank drainage. Gas is not available in this location.

Solar panels have been installed on the roof which generate an annual income of around £1,200 and also supply free electricity to the house at peak times.

HEATING: Oil fired central heating system with oil fired Aga, PVC double glazing. PVC soffits and fascias.

COUNCIL TAX BAND F. **TENURE:** Freehold. **EPC:** The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.



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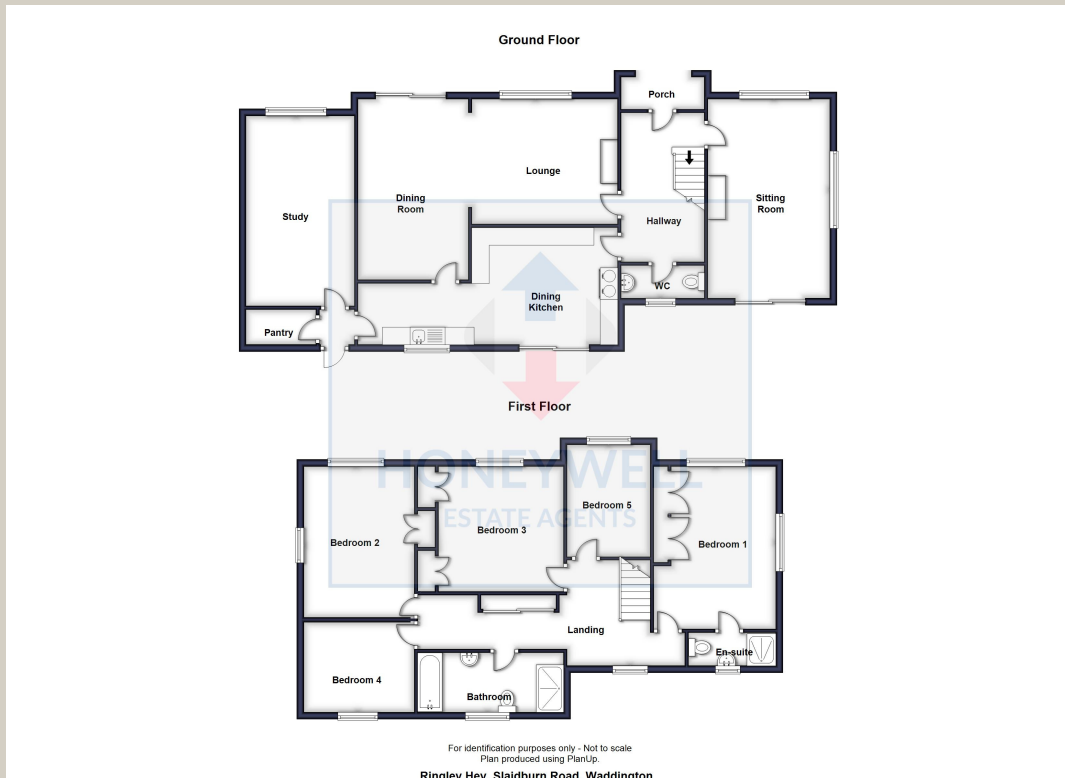
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