

OLD FORGE HOUSE  
10 LOWERGATE  
CLITHEROE  
BB7 1AD

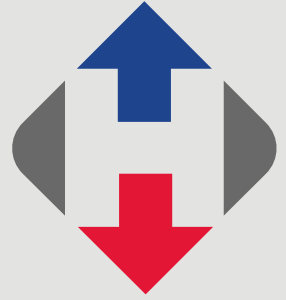
£299,000



- Superb detached character property
- 3 receptions, large dining kitchen
- Full of character & charm
- Gas central heating
- 4 good bedrooms, 4-piece bathroom
- Enclosed low maintenance rear garden
- Situated in heart of the town centre
- 154 m2 (1,650 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

Situated right in the heart of Clitheroe town centre and originally the old town forge (hence the name), this detached character property provides spacious accommodation with good-sized rooms and plenty of original features.



The accommodation comprises an entrance hallway, snug, dining room, spacious living room with a large multi-fuel burner and bespoke dining kitchen. On the first floor are four good-sized bedrooms and 4-piece bathroom with bath and shower.

To the rear of the property is an enclosed low maintenance garden area.

**LOCATION:** From our sales office walk down Castle Street and turn right into King Lane. Follow the road to the end, turn left and Old Forge House is located on the left hand side before the car park.

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

**ENTRANCE HALL:** With external door, laminate wood effect flooring, staircase to the first floor landing, understairs storage cupboard.

**SNUG:** 4.1m x 2.5m (13'6" x 8'2"); open fire in feature surround.

**DINING ROOM:** 4.3m x 4.2m (14' x 13'8"); built-in storage cupboard, 4 wall light points, stove effect fire set into chimney breast.

**LIVING ROOM:** 5.0m x 4.5m (16'3" x 14'10"); multi-fuel burner in cut stone surround with stone hearth, 2 wall light points, television and telephone points, feature mullion window.

**DINING KITCHEN:** 4.4m x 3.8m (14'6" x 12'5"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, gas cooker point, plumbed and drained for automatic washing machine and drier, space for dishwasher, Belfast sink unit, space for fridge freezer, cosmetic feature Taylor and Parsons range, built-in wine rack, wall-mounted Lojic combination central heating boiler.

**FIRST FLOOR:**

**LANDING:** With skylight window.

**BEDROOM ONE:** 4.4m x 4.3m (14'6" x 14'); with boarded wooden flooring, cosmetic feature fireplace.

**BEDROOM TWO:** 4.2m x 3.1m (13'10" x 10'); with boarded wooden flooring, built-in storage cupboard.





**BEDROOM THREE:** 4.6m x 3.7m (14'11" x 12'); with fitted wardrobes to one wall.

**BEDROOM FOUR:** 4.6m x 3.0m max, 2.3m min (15' x 9'10" max, 7'8" min).

**BATHROOM:** With 4-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath and corner shower enclosure with plumbed shower, part-tiled walls, attic access point, extractor fan,

**OUTSIDE:** To the rear of the property is an enclosed low maintenance, majority pebbled rear garden with flower beds and shrubs surrounding, 2 outhouses – one with a low suite w.c.

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

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

**COUNCIL TAX BAND D.**

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

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

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**





*Old Forge House, 10 Lowergate, Clitheroe, BB7 1AD  
MJ/SMR/100619*

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