

ALBION HOUSE  
KIRKMOOR ROAD  
CLITHEROE  
BB7 2DU

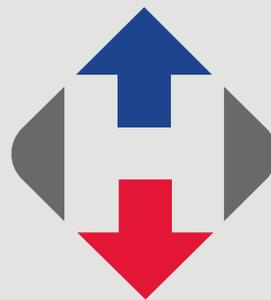
£329,000



- Mature stonebuilt detached house
- 2 imposing reception rooms
- Dining kit, sun lounge & conservatory
- 3 bedrooms plus a study
- Easy walking distance of town centre
- Original features
- Driveway & gardens
- 158m<sup>2</sup> (1,701 sq ft) approx.

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

A stonebuilt detached house, formerly a Victorian Mill owner's house, built in 1860. The property is situated in an extremely convenient location within easy walking distance of Clitheroe town centre and offering good access to countryside walks and footpaths. The attractive house offers many original features including stained glass windows, high ceilings and a bay window. The ground floor has an entrance hallway with cloakroom and shower room, there are two imposing reception rooms with folding doors which open to create an open plan space. To the rear there is a sun lounge, dining kitchen, conservatory and utility room. Upstairs there is a spacious light landing with loft ladder to a useful storage/hobbies room. The master bedroom is to the front with walk-in wardrobes, the second bedroom is a large double and the third bedroom is a single room next to the first floor study which could be combined with bedroom three if a larger room is required. There is also a spacious 3-piece bathroom with shower over the bath.



Outside there is a forecourt front garden, side drive with wooden gates leading to a stone paved parking area which is open to the rear garden which has a paved patio, pathways, planting area and a timber shed. Viewing is essential.

**LOCATION:** From our office, turn left down the hill along Parson Lane and continue straight on at the mini roundabout, over the railway bridge and turn first right into Castle View. Proceed to the end and round the left hand corner into Kirkmoor Road and Albion House is the last house on the right hand side.

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

**ENTRANCE VESTIBULE:** With original feature tiled floor and half-glazed door with stained glass panel leading to hallway.

**HALLWAY:** With coved cornicing and feature arch.

**CLOAKROOM:** With built-in storage cupboards.

**SHOWER ROOM:** With a 3-piece suite comprising a low suite w.c., pedestal wash handbasin, shower with Mira electric shower and part-tiled walls.

**LOUNGE:** 3.7m + bay x 4.1m (12'3" + bay x 13'7"); with feature square bay window with stained glass panels, coved cornicing, feature plasterwork, picture rail, television point and folding doors opening to dining room.

**DINING ROOM:** 4.2m x 4.7m (13'11" x 15'6"); with built-in cabinets set into the alcove, feature fireplace housing cast iron stove with tiled interior and mahogany surround, open to sun lounge.

**SUN LOUNGE:** 4.3m x 2.1m opening to 2.7m (14'3" x 6'10" opening to 9'0"); with solid wood bamboo flooring, wall light points, windows to side and sliding patio door open to conservatory.

**DINING KITCHEN:** 4.1m x 3.0m and 3.9m x 1.8m (13'7" x 9'10" and 12'9" x 5'9");

**Dining area:** With built-in storage, under-stairs storage cupboard and glazed door to conservatory.

**Kitchen area:** With a fitted range of wood-effect Shaker style wall and base units with complementary dark laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit, integrated Bosch double electric oven, stainless steel 4-ring gas hob with extractor over and plumbing for a dishwasher.





**CONSERVATORY:** 1.5m x 6.4m (4'10" x 20'11"); a white UPVC construction with tiled floor and glazed door opening onto rear garden.

**UTILITY ROOM:** 2.8m x 1.7m (9'4" x 5'6"); with PVC exterior door leading to side access and large floor-mounted Worcester combination central heating boiler (installed in 2019).

#### **FIRST FLOOR:**

**SPACIOUS LANDING:** With feature stained window to side elevation, spindles and balustrade, built-in storage cupboard and loft access with drop-down ladder leading to loft storage room.

**BEDROOM ONE:** 4.3m x 3.8m (14'0" x 12'6"); with 2 windows to front elevation, coved corning and picture rail, built-in storage cupboard and large walk-in wardrobe.

**BEDROOM TWO:** 3.2m x 4.7m (10'6" x 15'4").

**BEDROOM THREE:** 2.6m x 2.1m (8'6" x 6'10").

**STUDY:** 2.8m x 1.4m (9'2" x 4'7").

**BATHROOM:** 3-piece suite comprising a low suite w.c., vanity wash handbasin with storage cupboards under, P-shaped shower bath with chrome mixer tap and Mira electric shower over



with matching curved glass shower screen and storage cupboard with shelving for linen.

**OUTSIDE:** To the front of the property is a forecourt front garden with gated access and pathway to front door with raised stone boundary wall. To the side is a driveway and wooden gates opening to parking area for 1-2 cars and Indian stone paved driveway with boundary wall. The rear garden has been created with easy maintenance in mind with Indian stone paved patio and pathways with 4 planting areas which are well-stocked with plants and shrubs, a rear boundary hedge and timber storage shed.

**HEATING:** Gas fired hot water central heating system complemented by double glazing.

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

**TENURE:** Freehold.

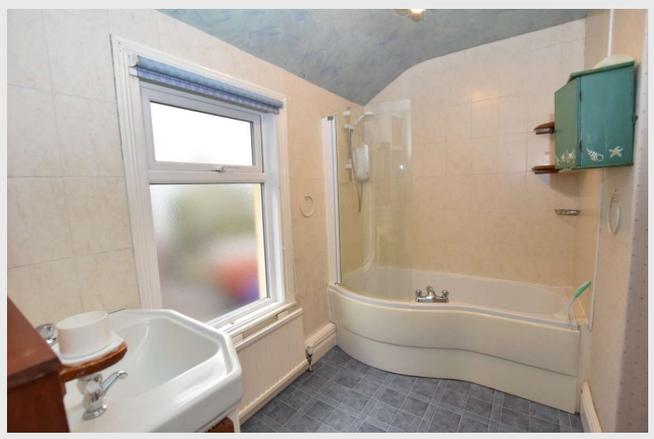
**COUNCIL TAX BAND F.**

**EPC:** The energy efficiency rating of this property is D.

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

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Albion House, Kirkmoor Rd, Clitheroe, BB7 2DU  
CD/CJ/291021

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1 Castlegate, Clitheroe. BB7 1AZ  
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