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## Carlton Cottage, Waddington

Large stonebuilt family house with huge garden  
£559,000



- 4 bedrooms, 2 bathrooms
- 2 separate reception rooms
- Extended family dining kitchen
- Large double garage & parking
- Very large garden to rear
- 169 m2 (1,824 sq ft) approx.

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Clitheroe 01200 426041



# Carlton Cottage Waddington

A stunning period stonebuilt family house with the unusual combination of having an extensive garden to the rear with double garage and ample parking for many vehicles. The house is located in the centre of the extremely popular village overlooking the Coronation Gardens and an open field to the front.

The house has been extended to the rear and into the loft to create a spacious house with four bedrooms, two bathrooms, two reception rooms, utility with w.c. and a large extended family dining kitchen to the rear. The driveway to the rear is accessed off Waddow Grove and leads to a great parking area with a large detached double garage. The garden is simply fantastic with patio, lawns with borders near to the house, a greenhouse with vegetable planting garden and a further lawn at the rear with hedge separating the gated driveway. The house has three bedrooms on the first floor with a 4-piece bathroom and en-suite shower room to the master. The attic was converted in 2016 to create a great double bedroom on the top floor. The kitchen was extended in 2017 and provides a modern family space with five Velux roof lights, picture windows and patio doors to the rear creating a light daytime space. Viewing is essential.

**LOCATION:** On entering Waddington from the Clitheroe direction proceed into the centre of the village and the house is on the right opposite the Coronation Gardens.

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

**ENTRANCE VESTIBULE:** With half glazed front door, feature original tiled floor and stained glass half-panelled door leading to:

**HALLWAY:** With staircase off to the first floor with coved cornicing and feature plaster arch.

**SITTING ROOM:** 3.9m x 4.3m (12'8" x 14'1"); with coved cornicing, feature tongue and groove varnished floorboards, lovely outlooks across the Coronation Gardens and open field, feature open fireplace with cast iron and tiled inset, wooden surround and stone hearth.



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**LOUNGE:** 4.2m x 4.1m (13'7" x 13'7"); with recessed spotlighting, television point, feature fireplace housing cast iron log burning stove set into the chimney breast sat on stone flagged hearth with wooden surround and open to:

**EXTENDED FAMILY DINING KITCHEN:** 5.2m x 5.9m (17'0" x 19'3"); with a feature pitched ceiling with 5 Velux windows, large picture windows and patio doors to the rear overlooking the rear garden providing a light family space.

**Kitchen:** With a fitted range of white gloss wall and base units with matching quartz work surface and tiled splashback, one-and-a-half bowl single drainer sink unit with mixer tap, integrated Bosch double electric oven, integrated microwave, Neff induction hob with matching Neff extractor, integrated dishwasher, recessed spotlighting and half-glazed PVC door to side access.

**UTILITY ROOM:** 3.1m x 1.3m (10'0" x 4'5"); with fitted base cupboards with quartz worktop, one-and-a-half bowl sink unit with mixer tap, plumbing for a washing machine, recessed spotlighting and coat hanging area and low suite w.c with push button flush.

#### FIRST FLOOR:

**LANDING:** With spindles and balustrade, recessed spotlighting and staircase off to second floor.

**BEDROOM ONE:** 3.4m x 4.1m (11'3" x 13'6"); with recessed spotlighting, feature tongue and groove varnished floorboards and attractive outlooks across the rear garden.

**EN-SUITE SHOWER ROOM:** Modern 3-piece suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, double shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor, tall chrome ladder style towel rail and recessed spotlighting.

**BEDROOM TWO:** 2.2m x 4.2m (10'8" x 13'11"); with recessed spotlighting and attractive outlooks across the Coronation Gardens.



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**BEDROOM FOUR:** 1.8m x 3.3m (5'11" x 10'8"); with recessed spotlighting and attractive outlooks across the Coronation Gardens.

**BATHROOM:** 4-piece suite comprising a cast iron claw foot freestanding bath, corner shower enclosure with fitted thermostatic shower, low suite w.c. with push button flush and vanity wash-hand basin with chrome mixer tap with storage below and vanity mirror over, heritage style radiator, recessed spotlighting, tiled floor and part-tiled walls.

**SECOND FLOOR:**

**LANDING:** With Velux window and eaves storage cupboard.

**BEDROOM THREE:** 5.3m x 4.8m (17'3" x 15'9"); a large attic bedroom with was converted in 2016 with Velux windows to both the front and rear and eaves storage cupboards.

**OUTSIDE:** The property has a forecourt front garden with wrought iron gates and railings, path to front door and attractive outlooks across the Coronation Gardens.

To the rear there is a very large rear garden with lawns with planting borders, a patio near to the house with a paved pathway leading to a greenhouse and **LARGE DETACHED DOUBLE GARAGE** measuring 8.0m x 4.8m (26'0" x 15'9") with 2 single up-and-over doors and personal door to the side. A pathway to the rear of the garage leads to a vegetable garden and a second lawned garden area with boundary hedging offering excellent privacy.

The driveway leads from Waddow Grove with gated access leading to a long driveway and parking area for several vehicles.

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

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

TENURE: Freehold.

COUNCIL TAX BAND: D



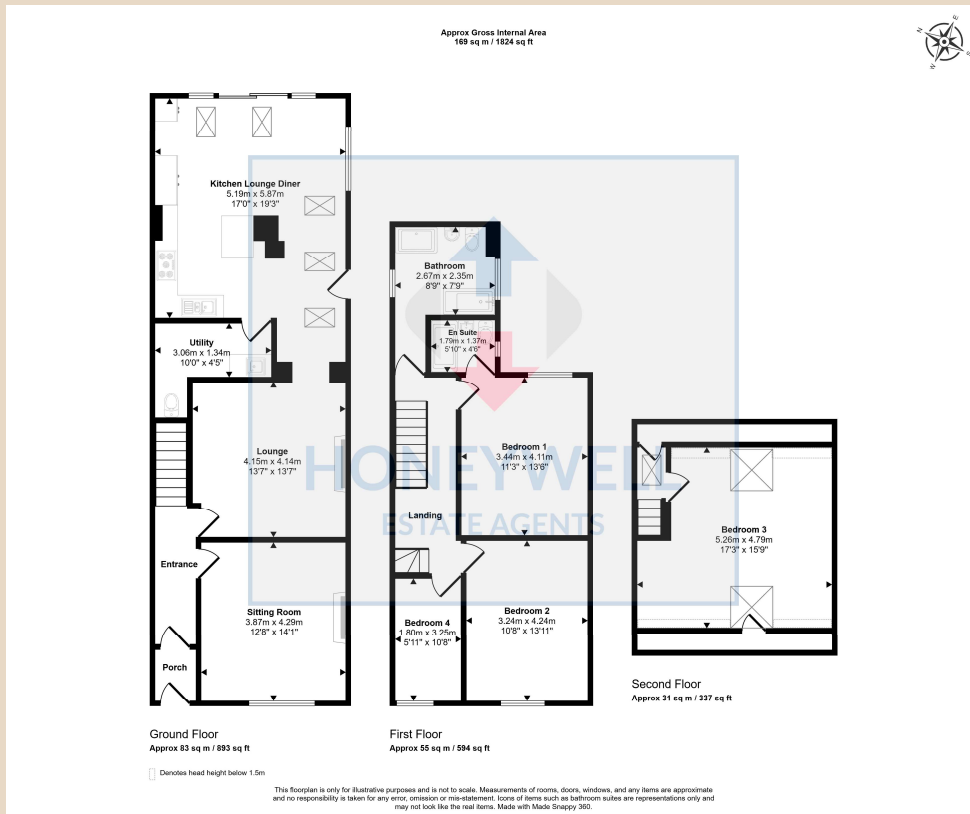
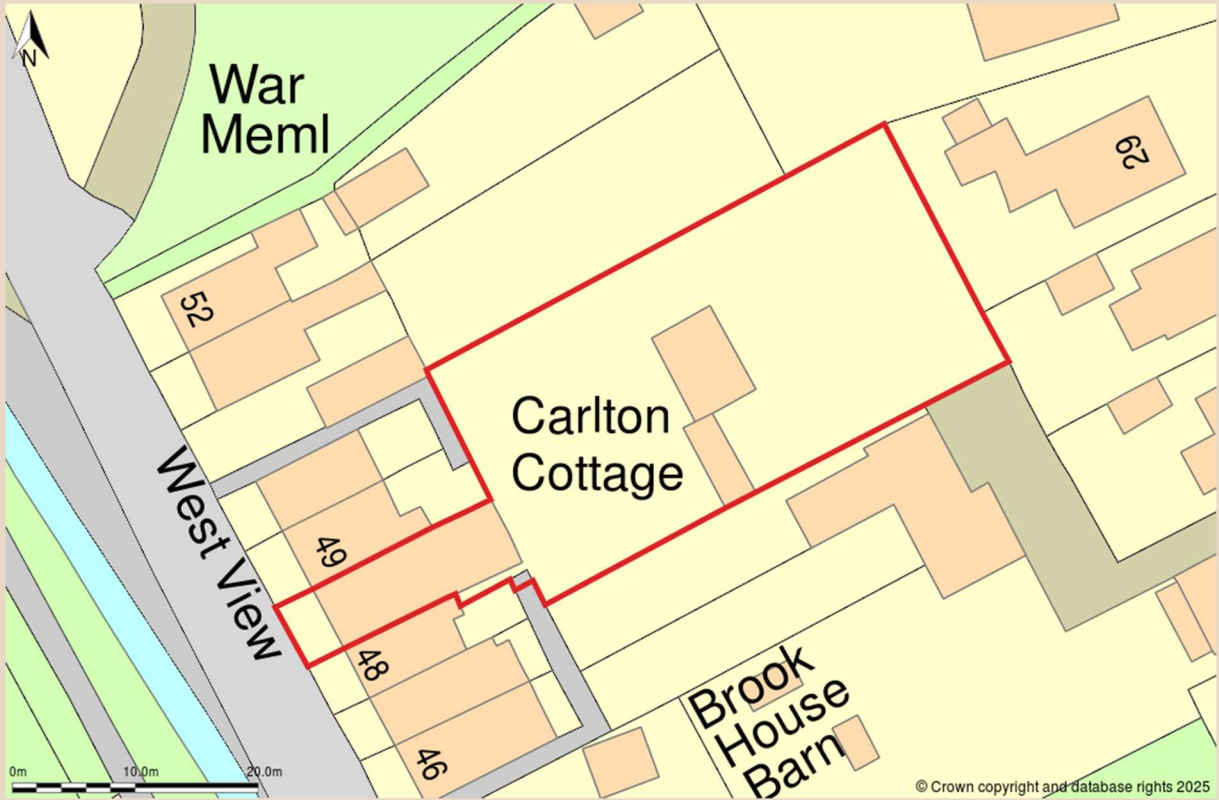
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