

COTTAGE & BUILDING PLOT
94-100 RIBCHESTER ROAD
CLAYTON-LE-DALE
BB1 9HQ



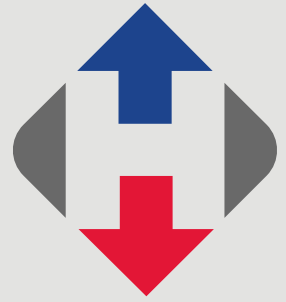
Offers over £380,000



- Extended two bedroom cottage
- Building plot for a detached house
- Both with stunning countryside views
- Fantastic development project
- Parking
- Outline planning permission for house
- 107m² (1,150 sq ft) cottage approx.
- 28m² (300 sq ft) workshop approx.

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This superb development opportunity offers a stonebuilt two bedroom cottage and a building plot for a detached house on the land adjacent. The exciting proposition is situated on a stunning plot with open countryside views to the rear across the Ribble Valley towards Pendle Hill and is only a short walk to The Bonny Inn Public House, Salisbury Primary School and Cricket Club.



The stonebuilt cottage has been extended on the ground floor offering spacious living accommodation with a kitchen to the front, large open plan lounge and dining area making the most of the view, ground floor 3-piece bathroom and two first floor bedrooms. To the rear of the cottage is provision for private parking.

The plot was granted outline planning permission for the demolition of the existing outbuilding and erection of a detached house under the planning reference 3/2022/0457 and can be viewed via <https://www.ribblevalley.gov.uk/planningapplication/search> using this planning reference.

LOCATION: Leave Clitheroe on the A59 bypass and head west in the direction of Preston. Follow the road along to the large roundabout at Langho and take the third exit, staying on the A59 bypass. Head to the next set of traffic lights and turn left onto Ribchester Road. Follow the road up the hill and number 94 can be found on the left hand side of the road.

Two Bedroom Cottage

ENTRANCE: Into dining kitchen:

DINING KITCHEN: 4.5m x 4.3m (14'9" x 14'1"); with a modern cream range of wall and base units with complementary wood effect laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, stainless steel SMEG range style cooker with 2 ovens and 5 ring gas hob, plumbing for a washing machine and dishwasher, space for a fridge-freezer and exposed beams.

OPEN PLAN DINING AREA AND

LOUNGE: 7.8m x 4.8m opening to 7.6m (25'4" x 15'10" opening to 24'8"); with a pitched ceiling with exposed beams, wall light points, large picture window and door to rear garden with stunning views across neighbouring countryside towards the Ribble Valley and Pendle Hill.

REAR HALL: With door leading to porch and door to bathroom.

BATHROOM: 2.6m x 2.7m (8'3" x 8'9"); 3-piece white suite comprising a low suite w.c., pedestal wash-hand basin and panelled bath with chrome taps with a shower tap fitment and glass shower screen, part-tiled walls and under-stairs storage cupboard.





FIRST FLOOR:

LANDING:

BEDROOM ONE: to the front. 4.3m x 4.7m (14'1" x 15'4"); with two built-in wardrobes.

BEDROOM TWO: to the rear. 3.6m + wardrobes x 2.6m narrowing to 1.7m (11'10" + the wardrobes x 8'5" narrowing to 5'6"); with three windows to the rear elevation with excellent views and built-in wardrobe with louvred doors.

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

COUNCIL TAX BAND E.

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

VIEWING: By appointment with our office.

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94-100 Ribchester Road, Clayton-le-Dale, BB1 9HQ
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