

ORCHARD VIEW
CROSS FOLD
GRINDLETON
BB7 4RQ

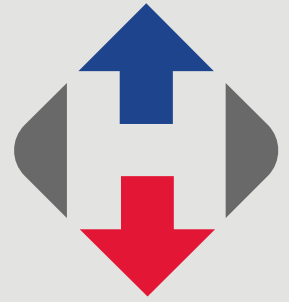
£269,950



- Semi-detached stonebuilt cottage
- 3 bedrooms & 4-piece bathroom
- Living room & dining kitchen
- Off-road parking to the front
- Large rear gardens in 2 sections
- Much sought after Ribble Valley village
- Gas central heating & UPVC double glazing
- 69 m2 (739 sq ft) approx.

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The much sought after village of Grindleton is nestled in the Ribble Valley countryside, about 10 minutes' drive from Clitheroe and its many amenities. Orchard View lies near the centre of the village on a quiet side street, an easy stroll away from the Rum Fox village pub/restaurant. The property has been recently renovated throughout and now provides a modern take on a country cottage with a living room and dining kitchen along with three bedrooms and a house bathroom.



To the rear of the property is a large rear garden. The first section is low maintenance with Indian stone flags. The second section comprises a much larger majority lawned garden with a stone patio, timber shed and separate access. The property also enjoys off-road parking to the front.

LOCATION: Leave Clitheroe on Pimlico Road, turn left at the end of the road, follow the road down and over the bridge into West Bradford. Turn right onto Chapel Lane and at the T junction turn right onto Grindleton Road. Follow this road along for a short while, travelling up the hill and into Grindleton before turning left onto Main Street. Follow this road up the hill. Cross Fold is partway up the hill on the right hand side and Orchard View can be found on the left.

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

ENTRANCE PORCH: With solid wood external door and tiled floor.

LIVING ROOM: 5.3m x 3.6m (17'3" x 11'9"); with a multi-fuel stove set into a exposed stone chimney breast with a stone hearth and a wooden mantel over, solid wooden floors, staircase to the first floor landing, understairs storage cupboard and exposed beam ceiling.

KITCHEN: 5.3m x 2.2m (17'5" x 7'2"); with a range of modern fitted base and matching wall storage cupboards with complementary work

surface, Belling electric oven with 2 ovens, grill, plate warming drawer and 5-ring induction hob with extractor hood over, space for fridge-freezer, dishwasher and washing machine, Polyflor, UPVC windows with stone sills and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point and drop-down ladder to a part-boarded loft space.

BEDROOM ONE: 2.6m x 3.7m (8'8" x 12'0"); with beamed ceiling and television point.

BEDROOM TWO: 2.6m x 2.5m (8'5" x 8'2").

BEDROOM THREE: 2.6m x 2.3m (8'8" x 7'6").

BATHROOM: Modern 4-piece suite in white comprising a low level w.c., wash-hand basin, corner shower enclosure with plumbed shower and bath with mixer tap over, built-in storage cupboard housing combination central heating boiler, majority tiled walls.





OUTSIDE: To the front of the property is an off-road parking space for 1 car. To the side of the property is an attached timber store. The rear of the property enjoys 2 separate garden areas. Immediately to the rear is a low maintenance majority Indian stone flagged garden with access leading up to a superb sized majority lawned garden section with a separate paved Indian stone flagged patio area with flowerbeds and shrubs surrounding and separate access from Back Lane.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

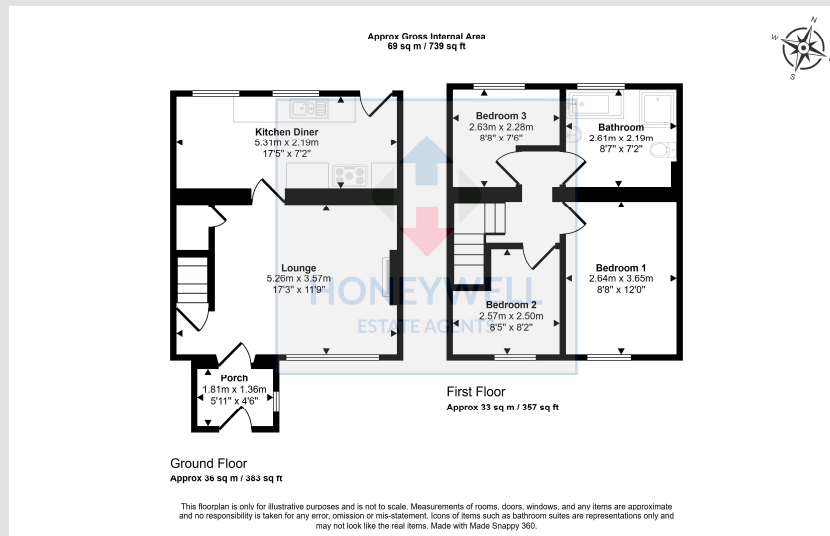
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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Orchard View, Cross Fold, Grindleton, BB7 4RQ
MJ/CJ/061224

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