

64 HIGHFIELD ROAD
CLITHEROE
BB7 1NE

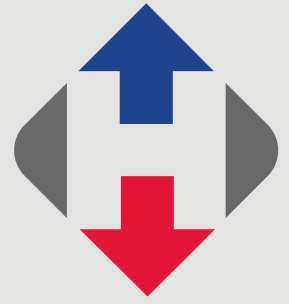
Offers around £190,000



- Cottage with contemporary extension
- Good-sized garden to rear
- Open-plan living with bi-fold doors
- Detached timber cabin with log burner
- 2 bedrooms, 3-piece shower room
- Convenient for the town centre
- Modern kitchen with central log burner
- 87 m2 (934 sq ft) approx.

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A lovely stonebuilt cottage which has been extended to the rear to provide a stunning open-plan living, dining and kitchen space with feature glass roof lantern, bi-fold doors and central log burning stove. To the front of the cottage is a cosy lounge with 'Living Flame' gas fire and at the rear is a large kitchen and living space to rival houses at a much higher price. There is a modern kitchen with fitted appliances, central contemporary log burner and lounge with fantastic outlooks across the rear garden. Upstairs there is a double bedroom at the front, a single to the rear and 3-piece shower room.



Outside the cottage benefits from a long, landscaped rear garden with artificial lawn and well-stocked borders. At the far end of the garden is a beautiful, detached timber cabin with power and a log burner. This is ideal for an additional living area, study or hobbies room. Viewing is essential.

LOCATION: From our sales office continue along Castle Street and turn right opposite the library into Wellgate and right again into Lowergate. After the primary school turn left into Highfield Road and continue to the crossroads. Carry straight on up the hill and the cottage can be found near the top on the right-hand side.

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

ENTRANCE VESTIBULE: Through PVC front door, tiled floor and glazed door leading to lounge.

LOUNGE: 4.1m x 4.1m (13'3" x 13'3"); with a feature fireplace housing "Living Flame" coal effect gas fire with cast iron inset, carved stone surround and marble hearth, storage cupboards built into the alcove, attractive dark wood effect flooring and doorway to large open-plan living dining kitchen.

LARGE OPEN-PLAN LIVING DINING KITCHEN:

Kitchen Area: 3.3m x 3.6m (10'10" x 11'9"); with a fitted range of gloss wall and base units with feature LED lighting and under-unit lighting, dark laminate work surface, one bowl sink unit with mixer tap, integrated Neff fan oven with slide and hide door, integrated Neff microwave, 4-ring ceramic hob with extractor over, integrated fridge-freezer and dishwasher. Feature tall grey contemporary radiator, stone flagged floor and staircase off to first floor with understairs storage cupboard and feature central log burning stove sat on a black hearth which separates the kitchen area from the living and dining area.

Living Room and Dining Area: 4.0m x 4.5m (13'2" x 14'9"); a bright room with central glass ceiling lantern and glazed bi-fold doors to the rear with outlooks across the rear garden, feature LED high level lighting, recessed spotlighting, television point and stone flagged floor.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 4.0m (13'3" x 13'2"); to the front with feature fireplace housing "Living Flame" gas fire with cast iron and tiled inset and stone hearth.

BEDROOM TWO: 1.8m x 3.2m (6'0" x 10'7"); with built-in storage cupboard with Ideal combination central heating boiler (installed in 2021).

SHOWER ROOM: 3-piece suite in white comprising a low suite w.c. with push button flush, pedestal handwash basin with chrome taps and a fitted shower enclosure with Mira electric shower. Part-tiled walls, recessed spotlighting and chrome heated ladder style towel rail.

OUTSIDE: To the rear of the property is a long enclosed rear garden with modern contemporary grey stone flagged patio area leading to an artificial lawn with planting borders to either side with mature plants and shrubs with the beds covered with grey slate chippings.

To the rear of the garden are planting areas and a pathway leading to a DETACHED TIMBER OUTBUILDING measuring 4.0m x 3.5m (13'0" x 11'4") which could be used as either a gym, home office, garden room or snug. This has double opening doors, two windows, power and light and a cast iron log burning stove.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. The modern combi-boiler was installed in 2021.

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

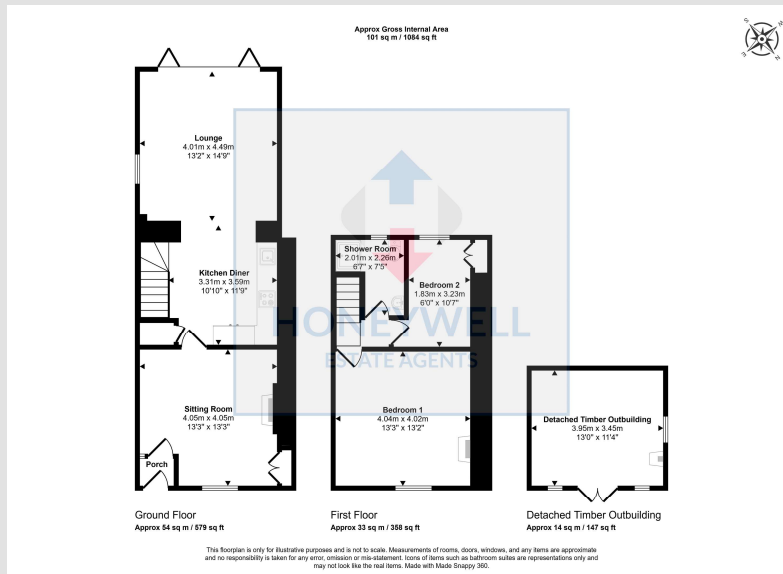
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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