



Up Brooks, Clitheroe £700,000

- Characterful Farmhouse
- Two Holiday Lodges
- Five Bedrooms
- Fitted Kitchen
- Three Piece Bathroom
- Spacious Reception
- Garden & Woodland Area
- Envious Views
- Viewing Essential

INTRODUCTION

**** FARMHOUSE & HOLIDAY LODGES WITH STUNNING VIEW OF PENDLE HILL- PART EXCHANGE CONSIDERED****

Nestled in the beautiful market town of Clitheroe, in the heart of the Ribble Valley, this five-bedroom semi-detached farmhouse is located on a cul-de-sac surrounded by picturesque scenic countryside whilst still being within walking distance of the town centre. Boasting generously sized accommodation throughout, including an impressively sized conservatory, the property is being offered with two 4 executive and fully furnished holiday lodges currently an on-going business, rented out as self-catering holiday lets, visit www.lowsunlodges.co.uk.*

This wonderful farmhouse comprises briefly, to the ground floor; entrance through a vestibule to a reception room with stairs leading to the first floor and doors providing access to a second reception room and a breakfast room. The breakfast room provides access to the fitted kitchen, dining room and large conservatory. The kitchen provides access to the back hall with doors leading to a downstairs WC, utility room and side porch. To the first floor is a landing with doors leading to five well-proportioned bedrooms, one with additional space for en suite, walk in wardrobe or extra sleeping space, and a three-piece family bathroom suite. Externally the property boasts a laid to lawn garden with bedding areas and a detached double garage. There is an enchanting woodland area with enviable views across open countryside towards Pendle Hill, a view that can be enjoyed from the two luxury, two-bedroom, holiday lodges each fully furnished and comprising of one en suite, a bathroom and fitted kitchen with dining/living area. There is a decked area with each lodge and a hot tub overlooking the stunning surrounding scenery.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Ground Floor

Entrance Vestibule

Reception Room One

14'6 x 14'4 (4.42m x 4.37m)

UPVC double glazed window, cast iron open fire with tiled hearth and wooden mantel, two central heating radiators, exposed beams, television point, telephone point, stairs to the first floor, understairs storage and doors to breakfast room and reception room two.

Reception Room Two

16'11 x 14'4 (5.16m x 4.37m)

Two UPVC double glazed windows, two central heating radiators, a brick fireplace with tiled hearth and wooden mantel, exposed beams and television point.

Breakfast Room

11'10 x 10'6 (3.61m x 3.20m)

Central heating radiator, doors to conservatory and dining room and open to the kitchen.

Dining Room

18'6 x 11' (5.64m x 3.35m)

UPVC double glazed window and French doors to the rear.

Kitchen

13'3 x 10'6 (4.04m x 3.20m)

Two UPVC double glazed windows, range of wall and base units with laminate worktops, range cooker with a six ring electric hob, stainless steel one and a half bowl sink, drainer and mixer tap, integrated fridge, integrated dishwasher, wood effect flooring and door to the rear porch.

Rear Porch

Central heating radiator, wood effect flooring and doors to WC, utility and the side elevation.

WC

4'3 x 2'7 (1.30m x 0.79m)

UPVC double glazed frosted window, traditional high basin WC and wood effect flooring.

Utility Room

16'1 x 10'11 (4.90m x 3.33m)

UPVC double glazed window, central heating towel rail, stainless steel one and a half bowl sink, drainer and mixer tap, plumbing for washing machine, space for dryer, double direct feed shower with PVC elevations, vanity top wash basin, combination boiler and a stable door to the side elevation.

Conservatory

38' x 26' (11.58m x 7.92m)

Fully UPVC double glazed, pitched polycarbonate roof, two ceiling fans, television point, wood flooring and French doors to the rear and side elevation.

First Floor

Landing

Hardwood double glazed window, skylight and doors to five bedrooms and bathroom.

Bathroom

7'10 x 5'6 (2.39m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: low basin WC, pedestal wash basin, wood panelled bath with electric feed shower overhead and part tiled elevations.

Bedroom One

14'6 x 11'6 (4.42m x 3.51m)

UPVC double glazed window, central heating radiator, exposed beams and fitted wardrobe.

Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Three

14'10 x 8'9 (4.52m x 2.67m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Four

16'2 x 7'3 (4.93m x 2.21m)

Two hardwood double glazed windows, skylight, central heating radiator and television point.

Bedroom Five

13'1 x 10'9 (3.99m x 3.28m)

Two UPVC double glazed windows, central heating radiator and open to the walk in wardrobe.

Walk In Wardrobe

10'6 x 10'4 (3.20m x 3.15m)

UPVC double glazed window.

External

Laid to lawn garden with woodland area, detached double garage, extensive off road parking for numerous vehicles and two holiday lodges at the back of the property. Further information about the lodges, including pictures, can be found at www.lowsunlodges.co.uk.

Agents Notes

The property is Freehold and Council Tax Band E.

