



Cunliffe Lane, Wiswell, Clitheroe, Lancashire, BB7 9BT

Offers Over £600,000







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3 Bedrooms



2 Bathroom



0 Acres

-
- Individual detached stone-built period cottage
 - Dating from 1854
 - Only the fourth time the property has been offered for sale
 - Highly desirable Ribble Valley village location
 - Generous private plot with attractive south-westerly facing gardens
 - Three good bedrooms, Bedroom with en-suite shower room and WC, Spacious family bathroom
 - Spacious reception rooms



A truly rare opportunity to acquire a beautiful, Victorian detached stone-built period cottage, dating from 1854. The property is being offered to the market for only the 4th time since it was built and is set within a generous south-west facing plot with a detached garage and parking for three cars. Now requiring gentle cosmetic refurbishment the property is located in the highly desirable village of Wiswell and inspection is necessary to fully appreciate what is on offer. Ivy Cottage is an exceptionally appealing detached stone-built period property, occupying a particularly attractive plot in the centre of the sought-after village of Wiswell.

Dating from 1854, the property has been remarkably tightly held and has been sold on only three previous occasions, making this just the fourth time in its history that it has come to the open market, a true testament to this comfortable home.

Built in traditional local stone, the property has a distinctive character, with attractive coursed stone elevations, stone window surrounds, and a slate roof all of which sit comfortably within its sizable mature gardens, which provide exceptional privacy.

Internally, the house retains original period character with traditional fireplaces, exposed stone walls, high ceilings, panelled and timber features and lots of natural light

Ground Floor

Accessed through what is believed to be the original solid wood front door via an attractive entrance porch with exposed stone walls. The porch gives way to the entrance hall.

The entrance hall is unusually spacious for a property of this type and provides a high degree of flexibility for a purchaser to consider alterations incorporating part of the hall or adjoining space to create a larger and more contemporary kitchen/dining arrangement

There are two generous ground floor reception rooms, the large sitting room has an attractive fireplace, generous proportions and excellent natural light from the extensive windows and glazed doors overlooking the gardens.

The separate dining room is equally characterful, with a traditional fireplace and a pleasant outlook over the garden.

The existing galley style kitchen is well equipped, with an extensive range of fitted units, integrated appliances, work surfaces and useful storage. It is perfectly functional as it stands, whilst offering an obvious opportunity for a future owner to create something more contemporary and perhaps make greater use of the generous space available within the house., there is a separate pantry and store cupboard, and a ground floor W.C. accessed from the rear hallway.





First Floor

To the first floor are three bedrooms, two spacious doubles, one with an ensuite shower room and one of the doubles has a dressing area and wardrobe which would easily convert to an en-suite if required.

The remaining bedroom is a large single or a small double and is served by a family bathroom accessed from the landing.

Outside

One of the property's most significant attractions is the generous plot and beautifully established gardens which have been lovingly cultivated over many years and enjoy a high degree of privacy, with mature hedging, established trees, shrubs and well-stocked borders creating a secluded and tranquil environment. There are flagged/paved terraces, winding pathways, a lawn and established borders.

Detached Garage

A large detached single garage is positioned within the grounds and provides excellent additional storage and parking.

The garage is considerably larger than many would expect to find with a traditional village cottage and could be useful for vehicle storage, workshop space, hobbies or general household storage.

Opportunity

Whilst the property has clearly been well cared for and maintained over many years, it now offers an incoming purchaser the opportunity for gentle refurbishment, updating and personalisation. The underlying quality of the building, plot and a superb setting provide an excellent foundation for creating an outstanding home.

Area Guide

Wiswell is well positioned offering the rare combination of rural tranquillity and easy access to some of Lancashire's most desirable towns and villages. Sitting approximately 1.2 miles to Whalley and approximately 5 miles south of Clitheroe.

Clitheroe is a town renowned for its independent boutiques, and rich history and heritage, it's a place where artisan culture thrives. Locals enjoy everything from award-winning farm-to-table eateries, Michelin Star restaurants and organic bakeries and traditional butchers located in the lively central market. Whether you're sipping locally roasted coffee on Castle Street, dining at one of the region's gastro gems or socialising in the Holmes Mill complex, Clitheroe life is charming and chic.

Education is first-class, with Clitheroe Royal Grammar School, Bowland High, Oakhill College and the prestigious Stonyhurst College all within easy reach.

Travel links are superb too—with direct hourly trains to Manchester, and easy road access to the A59, M65, M66, and M6. London can be easily reached from Preston by direct rail in just over 2 hours.

M65 8 miles, M6 12 miles, Skipton 20 miles, Manchester 29 miles, Lake District 60 miles



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Driveway for 2 cars and a garage.

Construction Type : Stone, brick, slate roof.

Building Safety: None known.

Restrictive Covenants : None.

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is in a conservation area.

Easement, and Wayleaves or Rights of Way : None.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None.

Planning Consents affecting the property : None.

Accessibility adaption information : None.

Coal field / mining area : None.

Communications :

Broadband: Ultrafast 18000Mbps available in the area

Mobile signal: Vodafone, EE, Three and O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : [//toxic.scrapped.hotspot](#)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

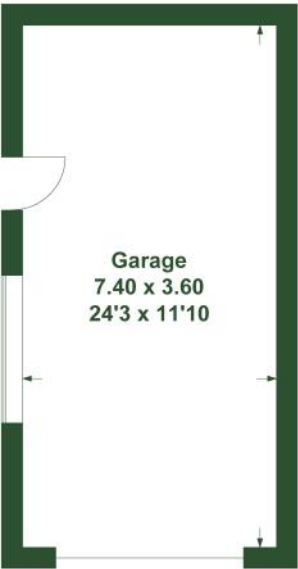
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

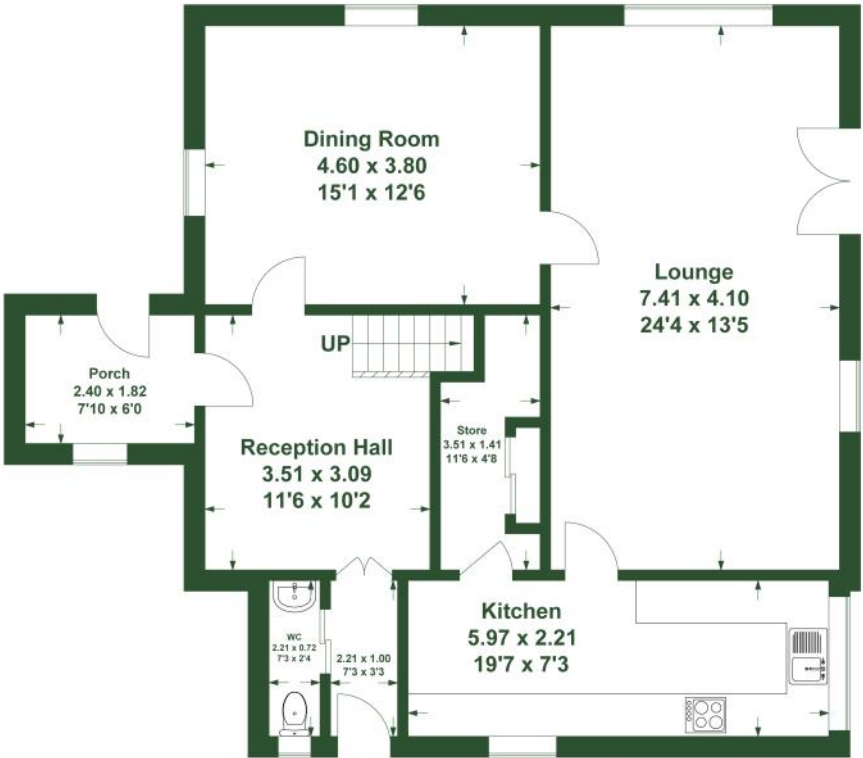


Approximate Gross Internal Area : 162.15 sq m / 1745 sq ft
Garage : 26.64 sq m / 287 sq ft
Total : 188.79 sq m / 2032 sq ft

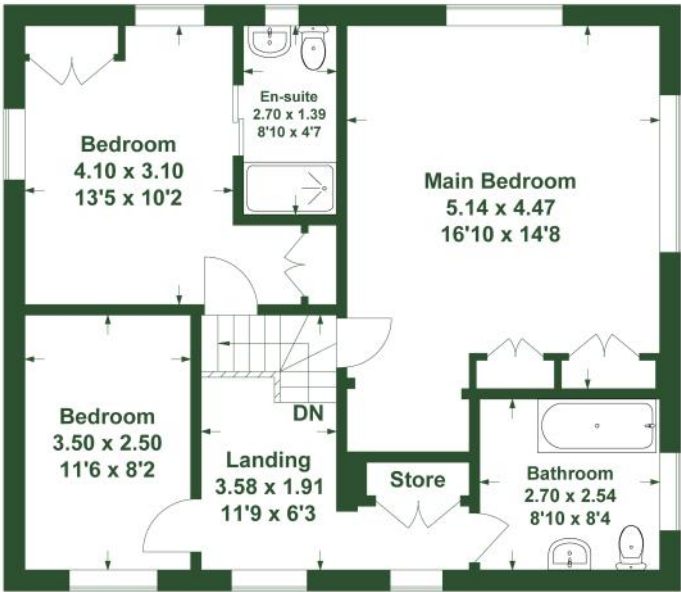
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage



Ground Floor



First Floor

Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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