



LONGRIDGE – 3 MILES

CLITHEROE – 6 MILES

Hougher Fall

Old Clitheroe Road, Dutton, Longridge, Preston, PR3 2YU

Hougher Fall is an imposing detached six bedroom family residence constructed circa year 2000 of stone walls with character full height bay windows under a slate roof facing south west with distant views of the unspoilt Ribble Valley.

Hougher Fall is approached from Clitheroe Old Road along a tarmac surface driveway to the house frontage with a chipping surface parking area to the side of the house and front of the garage/workshop.

The property is freehold with vacant possession and is offered for sale by private treaty as hereafter described in its immediate surround but two or three acres of additional land could be included at an additional price.

Price: £585,000
Viewing: By arrangement through the selling agents
EPC: Band D
Council Tax: Band F
Joint Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH
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Hougher Fall was constructed of stone walls under a slate roof circa year 2000. The accommodation is very conveniently laid out and comprises as follows.

Hall (12' 0" x 6' 7") American white oak floor, glazed front entrance door with side windows, pine single flight stairway to the first floor with carpeted steps, wired for two wall lights, wall radiator and two double power points.



Lounge (17' 10" x 14' 2" / 12' 1") Three light front bay window with under sill radiator, single light front window and single light gable window, American white oak floor, fireplace with dressed stone surround and wood burning stove, wired for three wall lights, five double power points and television aerial point.



Dining Room (15' 4" x 9' 2") American white oak floor, three light rear window with under sill radiator, wired for centre ceiling light, three double power points and television aerial point.

Study (9' 2" x 9' 1") American white oak floor, gable window with under sill radiator, fitted desk and wall shelves, wired for centre ceiling light, three double power points and computer points.



Dining Kitchen (14' 0" x 17' 5" / 15' 1") Three light front bay window with under sill radiator, gable single light window over the sink unit, terracotta tile floor, fitted tall cupboard, wall cupboards, shelves, plate rack, granite work top units incorporating one and a half bowl single drainer sink unit, dish washer and space for a Britannica range cooker with stainless steel overhead extractor hood, ten recessed ceiling lights, six double power points and television aerial point.

Utility and Cloaks (13' 10" x 6' 0") Terracotta tile floor, rear glazed entrance door and side windows, fitted pine tall cupboard, work top with shelves under and space and plumbing for an automatic clothes washer, wall cupboard, double power point, centre ceiling light and Cloaks with oil fired central heating boiler, low flush toilet, wall mounted wash basin, single light rear window with under sill heated towel rail and centre ceiling light.

First Floor A single flight pine stairway with carpeted steps and landing gives entrance to four bedrooms and the house bathroom. The landing is wired for one wall light and two double power points.



Front Bedroom 1 (12' 11" x 14' 1" / 12' 0") Three light front bay window with under sill radiator, fitted pine wardrobes, fitted carpet, wired for centre ceiling light, three double power points and telephone point. **Ensuite** (8' 6" x 3' 3") with laminate floor, front window, shower closet with Mira electric shower fitting, pedestal wash basin and recessed ceiling lights.



Front Bedroom 2 (11' 10" x 12' 10" / 10' 7") Three light front bay window with under sill radiator, single light gable window, fitted pine wardrobe, pine boarded floor, wired for centre ceiling light, two double power points and telephone point. **Ensuite** (6' 9" x 5' 10" / 4' 9") with pine boarded floor, front window with under sill radiator, shower cubicle on the domestic hot water system, pedestal wash basin, low flush toilet and recessed ceiling lights.



Rear Bedroom 3 (14' 0" x 10' 7") Two single light rear windows, one with under sill radiator, fitted pine wardrobe, fitted carpet, wired for centre ceiling light, two double power points and television aerial point.



Rear Bedroom 4 (11' 3" x 9' 2") One single light rear window with under sill radiator, fitted pine wardrobe, fitted carpet, wired for centre ceiling light, two double power points and television aerial point.



House Bathroom (13' 5" x 5' 10") Front single light window with under sill radiator, fitted airing cupboard with hot water cylinder, fitted carpet, panelled bath with shower fitting, pedestal wash basin, high flush toilet and recessed ceiling lights.

Second Floor A return flight pine stairway rises from the first floor landing with carpeted steps to a carpeted second floor landing with entrances to two dormer bedrooms and eaves store. There is one double power point.

Bedroom 5 (13' 10" x 10' 1") Gable window, low eaves roof light, fitted carpet, eaves store, wired for centre ceiling light and double power point.

Bedroom 6 (12' 3" x 11' 1") Gable window, low eaves roof light, fitted carpet, eaves store, wired for centre ceiling light and double power point.

Outside Detached Garage/Workshop (50' x 27') A four bay shed with concrete floor constructed of timber truss frame under a box profile steel sheet clad apex roof. The lower walls are of precast concrete. The front entrance is (7' 6" x 7' 6") with electrically operated roller shutter door. The rear gable of the building has a similar opening presently boarded up. The building has electric light and power.

Services Mains electricity. Borehole water supply to serve three dwellings. Sewage treatment plant for three dwellings. Oil fire central heating. Double glazing throughout with wood frames most of which are painted.



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



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