

CLITHEROE - 10 miles

BARROWFORD – 6 miles

**Stocks House  
Middop  
Near Gisburn  
Clitheroe  
Lancashire BB7 4JN**

**Offers in the region of £425,000**



A substantial two bedroom detached residence set in an elevated position, well located with extensive grounds. A house with character and potential for extension (subject to planning permission) with a private driveway and large garage facilities. Open views from every window make this property well worth viewing to appreciate the full potential for investors and developers.

**Viewing:** Strictly by appointment through the Selling Agents

**Agents:** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH  
Tel: 01200 441351 Fax: 01200 441666

## DESCRIPTION

Stocks House is situated on the outskirts of Clitheroe with the potential to create a large family home. The building is a detached two storey house of rendered brick construction with slate roof built around 1925. Set in a peaceful garden with mature trees the accommodation is as follows:



## THE HOUSE

**Back Porch** (1.98m x 2.13m) Porch housing terracotta tiled top for plants etc. Housing washing machine/dryer, boiler room/drying room off porch.

**Kitchen/Dining Room** (3.3m x 8.13m) Large kitchen/diner with a mixture of units and painted built-in cupboards with workstation. Large walk in pantry off the kitchen.



**Hallway** (3.51m x 6.1m) Beautiful large hallway with oak staircase descending centrally with understair storage and downstairs cloakroom leading off.



**Cloakroom** (1.75m x 1.83m) Small understair cloakroom with toilet and washbasin.

**Lounge** (4.78m x 6.25m) Large lounge with bay window and views directly over Pendle Hill. Large Italian marble open fireplace. Double glass doors into Sun Lounge.



**Bedroom 3/Study** (3.96m x 4.88m) Panelled room with large window overlooking Pen y Ghent. French windows overlooking the front garden. One wall with hand crafted built-in bookcases/cupboards.

### Sun Lounge



## First Floor

**Bedroom 1** (4.67m x 4.27m) Large main bedroom with two windows and complete wall built-in wardrobes.



**Bedroom 2** (3.53m x 3.05m) Small double bedroom with built-in wardrobes.



**Bathroom** (2.97m x 4.27m) Large bathroom housing large built-in bath, double marble wash basins, built-in cupboards the full width of the room, under basin cupboard storage. Loft access.



## OUTSIDE

Stocks House is set within an acre of landscaped gardens, large parking area and private drive. Large greenhouse and outhouses at rear of garage.

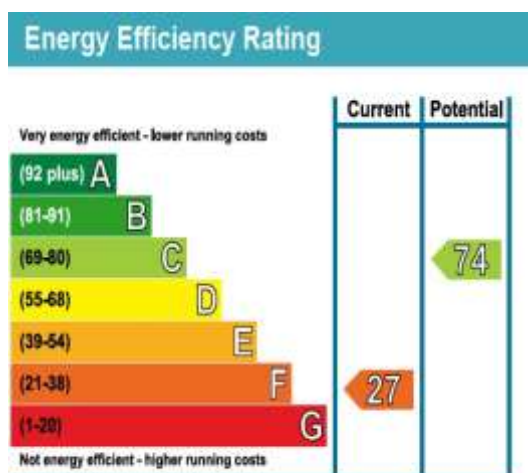
**Garage** (7.7m x 7.3m) Timber built garage for three cars with concrete floor. Mains electric and water supply.



- Services**
- Mains electricity
  - Private borehole water supply
  - Septic tank drainage (shared)
  - Oil fired central heating

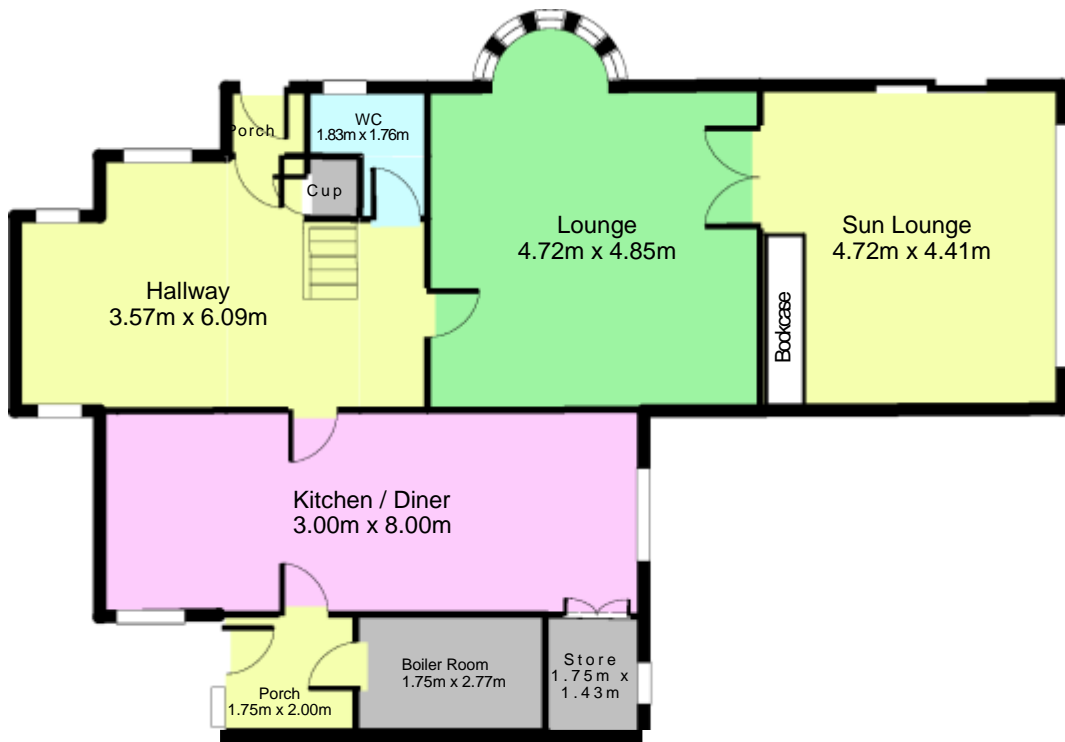
**Council Tax Band F** – Ribble Valley Borough Council

### EPC Rating graph

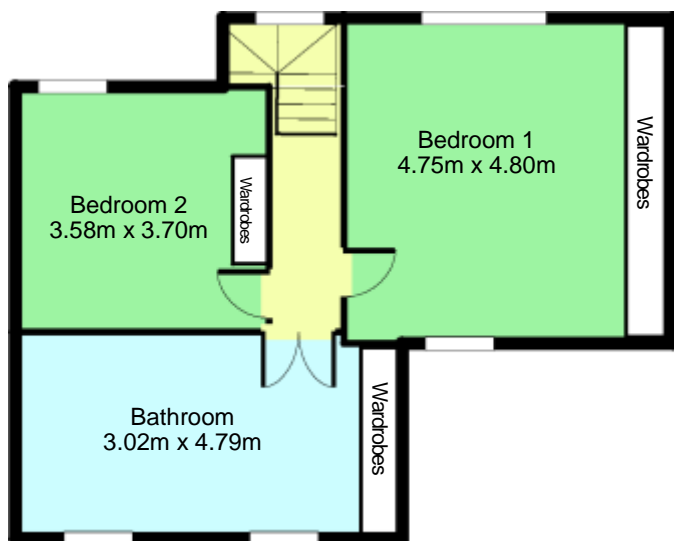


**Please Note:** In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

# Stocks House



## Ground Floor



## First Floor



**Promap**  
LANDMARK INFORMATION GROUP

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License number 10003412. Plotural scale: 1:1250



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