



Cherry Tree Cottage,  
1 Orchard Cottages, Waddington

Chain Free £575,000

An outstanding stone cottage expertly built by Frank Ireland to an inspiring design brief from the Architect, Alison Croft. Semi-detached it is one of four exclusive homes in a beautiful conservation setting nestled between Old Hall, the Waddington Arms and grazing farmland. Utterly gorgeous in every sense, you'll find high end quality fixtures and fittings throughout. The future proof design includes a ground floor en-suite bedroom which may give welcome reassurance to a wider group of buyers. Superbly presented it comprises ground floor: hall, two piece cloakroom, cloaks cupboard, sitting room, first class Stuart Frazer kitchen diner, en-suite bedroom. First floor: lounge with a multi-fuel stove and a vaulted, beamed ceiling. Two further bedrooms and an ultra luxurious Mills & Scott house bathroom. There are pleasant lawned gardens to both side and rear with a patio and a summer house designed to entertain.  
(1,332 sq ft/123.8 sq m approx/EPC: C).

Built circa 2005 and available for the first time on the open market!





# Cherry Tree Cottage, 1 Orchard Cottages, Branch Road, Waddington

## Directions

From our office proceed to the end of York Street, turn left at the roundabout into Well Terrace and continue over the next roundabout into Waddington Road and continue under the railway bridge. Continue out of Clitheroe towards Waddington. Proceed through Waddington, turning right, next to the Waddington Arms. Continue through the Waddington Arms car park and you'll see the private gravelled drive leading to the four Orchard Cottages, Cherry Tree Cottage being the left hand semi farthest away.

## Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Worcester condensing combination boiler installed January 2021. Council tax is payable to RVBC Band D. The tenure is Freehold.

## Additional Features

The property has painted wood double glazed windows, LED down-lighting, an alarm, oak internal doors, a Stuart Frazer Siematic kitchen, Mills & Scott house bathroom, vaulted ceilings to first floor rooms with exposed timbers. High specification summer house, parking space.

## Location

Located within Waddington's conservation area and within easy walking distance of three of the finest pub restaurants in the Ribble Valley. That said, Cherry Tree Cottage also enjoys a high degree of privacy.

## Accommodation

The central front door opens to a hall, each room with a boarded oak door with hand wrought latch handles and hinges. The floor is smartly tiled and this continues seamlessly into the kitchen diner and cloakroom. A quarter return staircase with oak newels and hand-rails ascends to the first floor and next to is a two piece cloakroom featuring Sottini wc and a wall hung basin with a monobloc mixer tap. Opposite the cloakroom there is a cloaks cupboard. The amazing kitchen diner combines high end style and practicality to stunning effect. Top quality Siematic cabinetry designed and installed by Stuart Frazer helps create a warm and welcoming space where friends and family can be relaxed and comfortable. Banquette corner seating around a square table overlooking the rear garden through French doors. Next to this a feature timber clad wall with wiring for a wall hung TV. The stylish cabinetry is complemented by Corian counters/upstands with a fluted drainer and a Quooker boiling water tap. The appliances are Neff and consist of an electric oven with a hide-and-slide door, plate warmer and a combination microwave oven. Beneath a ceiling extractor is an induction hob, in a peninsular unit which incorporates a dining bar for two people. The integrated appliances comprise fridge/freezer, dishwasher and washing machine.

Facing frontwards the sitting room also offers the homemaker an ideal potential office. Many people considering the suitability of this property will appreciate the versatility it offers, especially with the ground floor en-suite bedroom. This generous bedroom with take any size of bed and the en-suite wet room presents obvious advantages. Smartly tiled, the shower area has a Daryl glass screen panel and a Grohe thermostatic shower. The washbasin and wc are Sottini.

On the first floor landing you'll see a vaulted ceiling with a king-post truss visible. The splendid lounge spans the full width of the property, its vaulted ceiling displaying exposed structural roof timbers. With two front facing windows it has an elegant chimney-piece carved from locally sourced stone and a multi-fuel Clearview stove to keep the chill off during the colder winter months. Stood by the fire you can see the Church clock tower and Kemple End in the distance. There are two further bedrooms on this floor, one a large double, the other a generous single. In tune with the kitchen, similar attention has been paid to the house bathroom. Bespoke and quite spectacular it is one of Mills & Scott's finest. Featuring a marble topped wash stand/dressing table with a Villeroy & Boch basin and monobloc mixer tap, incorporating cupboard, drawers and space for a stool. Next to it a similarly styled tall cupboard. The wall hung concealed cistern wc and the bath are also V&B. The "wet room" shower has glass screens and a Hansgrohe thermostatic shower with a fixed head rainfall and flexible hose fitting. Large profile wall tiles and an underfloor heated tiled floor. Towels warm on a chromed ladder radiator and the two Velux windows are electrically operated.

## Outside

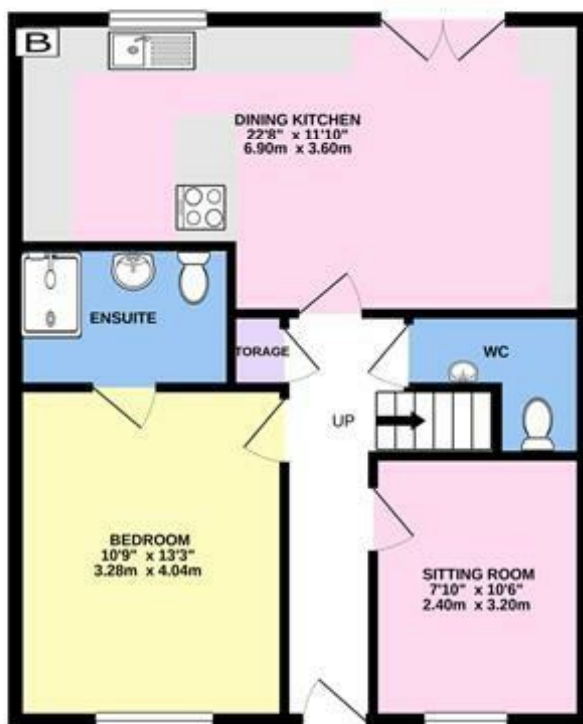
Enjoying a head of cul-de-sac aspect, the approach drive is private allowing access to residents only. There is a parking space to the side for one car. The rear garden wraps around the side and adjoins farmland where sheep graze. Laid mainly to grass, there is an Indian stone flagged patio with plenty of space to entertain. The substantial summer house replete with cedar shingle roof can host quite a gathering too. Insulated with hardwood double glazed windows and French doors it has an oak floor, electric heating and a wine chiller. With a view of the Church it's a place you'll happily gravitate to. Behind the summer house is a garden shed.

Early viewing is recommended.

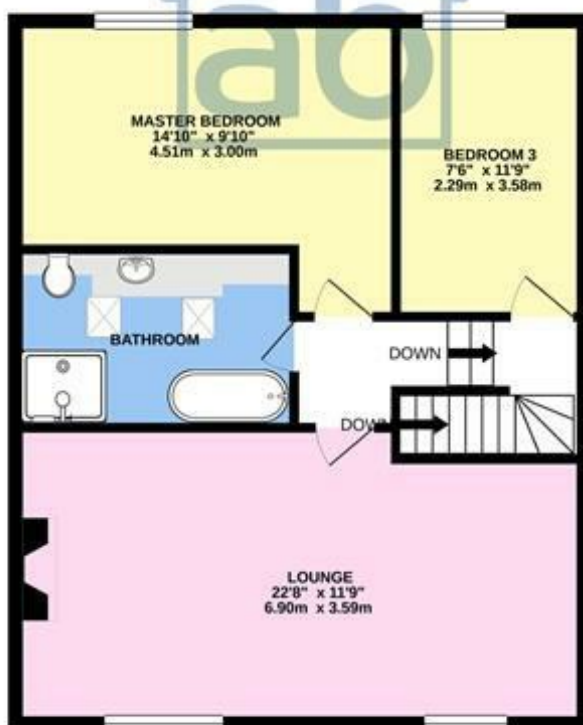
## Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



CHERRY TREE, WADDINGTON BB7 3HR

TOTAL FLOOR AREA : 1332sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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