



***Berner House***  
*Waddington*

# Berner House

## Waddington

Welcome to this immaculately presented three-bedroom detached property, in the highly sought after village of Waddington. This exceptional property offers a unique opportunity to live in a beautifully presented and thoughtfully designed home that combines original features with a high spec finish. Surrounded by stunning open aspect views, the land to the rear is designated AONB. The market town of Clitheroe is a short distance away offering a range of amenities, including shops, restaurants, and leisure facilities. Additionally, the property is in close proximity of excellent schools, making it an ideal family home.

With high specification fixtures and fittings throughout, along with flexible living accommodation, and stunning surrounding open aspect views creating an amazing family home.

Briefly comprising, entrance hall, lounge, kitchen/dining/breakfast room, garden room, utility room, the second bedroom with a jack and jill shower room on the ground floor. The first floor comprises the of the main bedroom with a dressing area, family bathroom, study/landing, and the third bedroom.

Externally the property boasts a delightful lawn filled rear garden with Indian stone patio, and a large multi-vehicle private gated driveway alongside a stunning front garden.

**Offers in the region of: £799,950**



### ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall with UPVC double glazed windows overlooking the front of the property briefly comprising of original 1950's parquet flooring, radiator, ceiling spotlights, and hanging ceiling light pendant.

### LOUNGE

The impressive light filled lounge with a large, double-glazed bay window overlooking the front of the property with stunning landscape views briefly comprises a central gas flame fireplace with mantel, fitted picture frame tv, original wooden flooring, ceiling spotlights, and two double-glazed windows to the side.

### KITCHEN / DINING / BREAKFAST ROOM

A large open plan kitchen with a range of base and wall mounted units with complimentary quartz worktops and impressive kitchen island with breakfast bar briefly comprising an undermount sink with Quooker tap and drainers, induction hob with integrated air venting, oven, combi microwave oven, warming drawer, dishwasher, and space for a double fridge/freezer, fitted frame tv, large pull out pantry, laminate flooring, ceiling spotlights, hanging light pendant, radiator, and a double-glazed window overlooking the rear of the property. The dining area briefly comprises laminate flooring, radiator, understairs storage, double-glazed window to the rear, and provides access to the garden room, lounge, and the first floor.

### GARDEN ROOM

The stunning spacious extended garden room briefly comprises surrounding double-glazed windows with integral blinds, patio doors to the front, laminate flooring with underfloor heating, ceiling spotlights, and a hanging ceiling light pendant.

### UTILITY ROOM

Accessed from the kitchen, briefly comprises, a range of base and wall mounted units with laminate worktops, ceramic sink with mixer tap, space for a washing machine/dryer, original tiled flooring, half-tiled walls, ceiling spotlights, double-glazed window, and a composite door to the rear.

### FIRST FLOOR LANDING

Located at the top of the glass balustrade stairs with oak wood banister the first-floor landing currently utilised as a study

briefly comprises carpeted flooring, ceiling spotlights, and a electric Velux window.

### MASTER BEDROOM WITH DRESSING AREA

An impressive master bedroom with two large UPVC double glazed windows with integral blinds overlooking the front of the property, and a composite door leading to the balcony with glass balustrade and stunning landscape views, briefly comprising carpeted flooring, radiator, and hanging ceiling light pendant.

The adjoining spacious dressing room briefly comprises fitted wardrobes, carpeted flooring, ceiling spotlights, radiator, Velux window, and access to a large storeroom.

### BEDROOM TWO WITH JACK AND JILL SHOWER ROOM

Located on the ground floor, a spacious light filled double bedroom with a large, double-glazed bay window overlooking the front of the property briefly comprises, fitted wardrobes, original parquet flooring, radiator, ceiling spotlights, and a window seat.

### JACK AND JILL SHOWER ROOM

The unique shower room with dual access points briefly comprises a walk-in shower cubicle with overhead rainfall shower attachment, low-level wc, basin sink, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a double-glazed window with integral blinds to the rear.

### BEDROOM THREE

A well-presented double bedroom currently utilised as a study briefly comprises of fitted cupboards, original wooden flooring, a radiator, ceiling spotlights, and a large, double-glazed window with landscape views.

### FAMILY BATHROOM

The spacious family bathroom briefly comprises a walk-in shower cubicle with overhead rainfall attachment, bath with shower attachment, large floating storage vanity sink, low-level wc, towel warmer, ceiling spotlights, electric Velux window, and non-slip vinyl flooring.

### EXTERNAL

The front of the property boasts a large private gated driveway for multiple vehicles with direct access to the car port pergola and the garage. A stunning Yorkshire Stone flagged walkway, lawn-filled garden, and access to the side of the property

boasting a sun trap patio overlooking the properties stream and open aspect views.

The rear of the property boasts a large lawn filled garden with wooden decking area and pergola, Indian stone flagged patio, raised vegetable beds, mature shrub borders, greenhouse with electricity, large storage shed with electricity, and provides access to the side of the property.

The land to the rear of the property is an area of outstanding natural beauty and is protected land.

The large garage provides ample space for both a car and storage, boasting electricity, water supply, a double-glazed window, and an electric roller shutter door.

To the rear of the garage, there is a further room comprising of a wc, stainless steel sink, ceiling light point, and a double-glazed window.

### ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band F

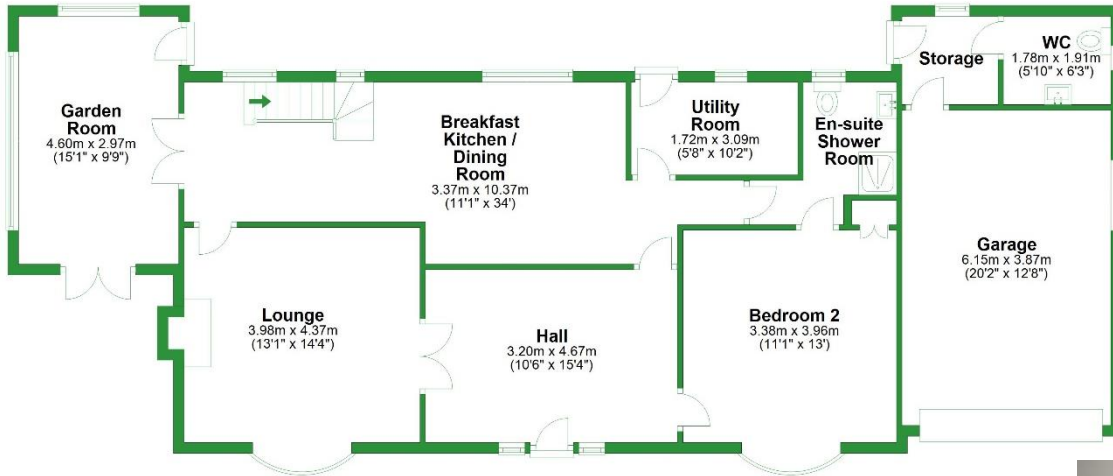






## Ground Floor

Approx. 132.8 sq. metres (1429.3 sq. feet)

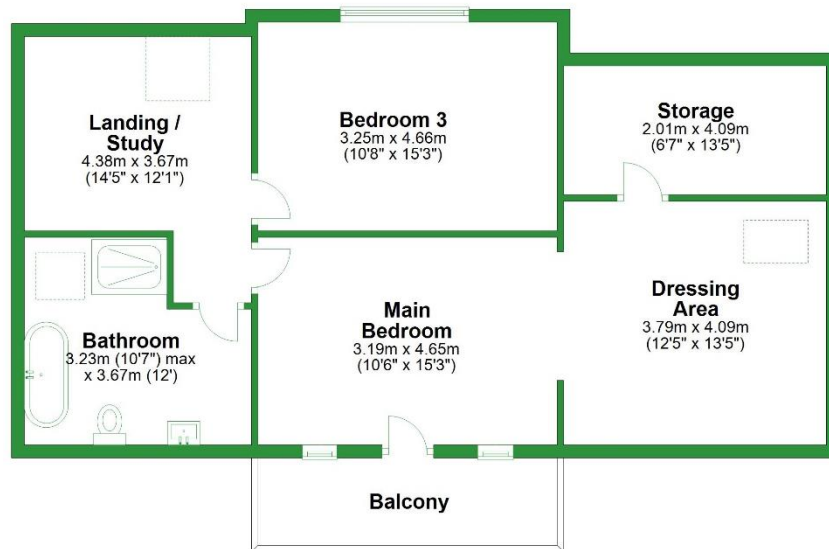


Total area: approx. 211.4 sq. metres (2275.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 78.6 sq. metres (846.2 sq. feet)



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