



Woodbine House, Worston

Offers In Region Of £385,000 Freehold

**** SITUATED IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF WORSTON IS THIS INCREDIBLE STONEBUILT THREE BEDROOM PERIOD SEMI-DETACHED WITH COUNTRYSIDE ASPECTS AND DECEPTIVE ACCOMMODATION OVER FOUR FLOORS **** This characterful home offers superb further potential and boasts a south-west facing landscaped garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F



Set in the heart of a highly desirable village location of Worston, this beautiful period stonebuilt semi-detached house is positioned with stunning surrounding rural countryside views and outlooks with Pendle Hill and Worsaw Hill on the doorstep. There is easy access to the A59 and is within a few short minutes drive to Clitheroe or the neighbouring village of Chatburn which offers an array of amenities. This characterful property presents a wonderful opportunity for any discerning buyer, boasting incredible spacious accommodation spread over four floors, featuring three excellent bedrooms, with the master bedroom benefiting from an en-suite shower room. The traditional generous 3-piece bathroom adds a touch of elegance and charm, complementing the lounge, dining room, and breakfast kitchen perfectly. Additionally, the property offers a south facing lawned rear garden with a patio, creating a tranquil outdoor space to relax. The property also includes a utility porch and an additional flexible cellar room, offering really useful versatile space, an ideal working from home office or extra reception. This impressive home offers superb potential to enhance and update further and is primed for customisation to suit your lifestyle.

Externally, there are stone patio areas to the front and side of the property with well stocked planted borders. Front and side gates lead to a stone walled garden with stone flagged patio and area laid to lawn, attractive borders and stone built storage area. Internal viewing is highly recommended to appreciate this sizeable home, the potential and the wonderful location.

- Beautiful Period Stonebuilt Semi-Detached House
- Highly Desirable Village Location
- Impressive Spacious Accom. Over 4 Floors
- 3 Excellent Bedrooms; Master En-suite
- Charming Traditional Generous 3-pce Bathroom
- Lounge, Dining Room & Breakfast Kitchen
- Lawned Rear Garden & Patio
- Additional Flexible Cellar Room, Office & Utility
- Superb Potential To Enhance & Update Further
- Full Of Character With Many Original Features



Entrance Porch & Utility

7' 6" x 6' 5" (2.29m x 1.96m)

External wood glazed front door, built in storage cupboard, tiled flooring, two timber framed double glazed windows, plumbing for washing machine, space for tumble dryer, panelled radiator, tiled flooring, velux window, alarm control panel.

Breakfast Kitchen

14' 8" x 9' 8" (4.47m x 2.95m)

Cream style fitted kitchen with a range of wall, base and drawer units with complementary laminate working surfaces, tiled splash back, Rangemaster electric double oven, grill and plate warmer with 5-ring hob and extractor filter over, plumbing for dishwasher, 1½ bowl sink drainer unit with mixer tap, feature beamed ceiling, recessed spotlighting, timber framed double glazed window, tiled flooring, double doors leading through to lounge.

Lounge

15' 11" x 15' 2" (4.85m x 4.62m)

Spacious characterful living room with feature wood beamed ceiling, attractive stone fireplace and hearth with surround and display area with wood mantle over, wall light points, timber framed double glazed window, panelled radiator, door and staircase leading to cellar room, staircase leading to first floor, television point, wood glazed double doors leading through to dining room, main front entrance wood external door to front garden area.

Dining Room

15' 1" x 11' 6" (4.60m x 3.51m)

Coved cornicing, spacious cupboards and shelving built into alcoves, 2 x timber framed double glazed windows and panelling to front and side elevations, feature marble surround fireplace with tiled hearth housing coal effect electric fire, panelled radiator.

Lower Ground Cellar Room

14' 2" x 10' 9" (4.32m x 3.28m)

Additional spacious flexible room with ceiling beams, uPVC double glazed window, panelled radiator, ideal for extra useful storage, working from home office, play room or extra reception.

Cellar Store Room

10' 4" x 3' 3" (3.15m x 0.99m)

Extra storage room with lighting.

First Floor Landing

Spacious landing area with spindle balustrade, door and staircase leading to 2nd floor, panelled radiator, wall light points, coved cornicing and dado rail.

Master Bedroom One

15' 6" x 13' 8" (4.72m x 4.17m)

Fantastic master double bedroom, 3 x timber framed double glazed windows, 2 panelled radiators, coved cornicing, wall light points.

En-suite Shower Room

8' 3" x 3' 0" (2.51m x 0.91m)

3-pce white suite comprising vanity wash basin with panelled surround, concealed low level w.c., shower enclosure with tiled walls and electric shower, part panelled walls to dado height, panelled radiator.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m)

Timber framed double glazed window, panelled radiator.

Office/Dressing Room

6' 2" x 6' 0" (1.88m x 1.83m)

Panelled radiator, timber framed double glazed window.

Bathroom

9' 3" x 8' 9" (2.82m x 2.67m)

Impressive spacious traditional 3-pce suite comprising freestanding roll top bath with central mixer tap and shower tap fitment, high suite w.c., large vanity wash basin with feature marble surround, mirror and cupboard under, wood effect flooring, wood panelled walls to dado height, timber framed double glazed window, window seat, panelled radiator, recessed spotlighting.

Second Floor Landing & Storage

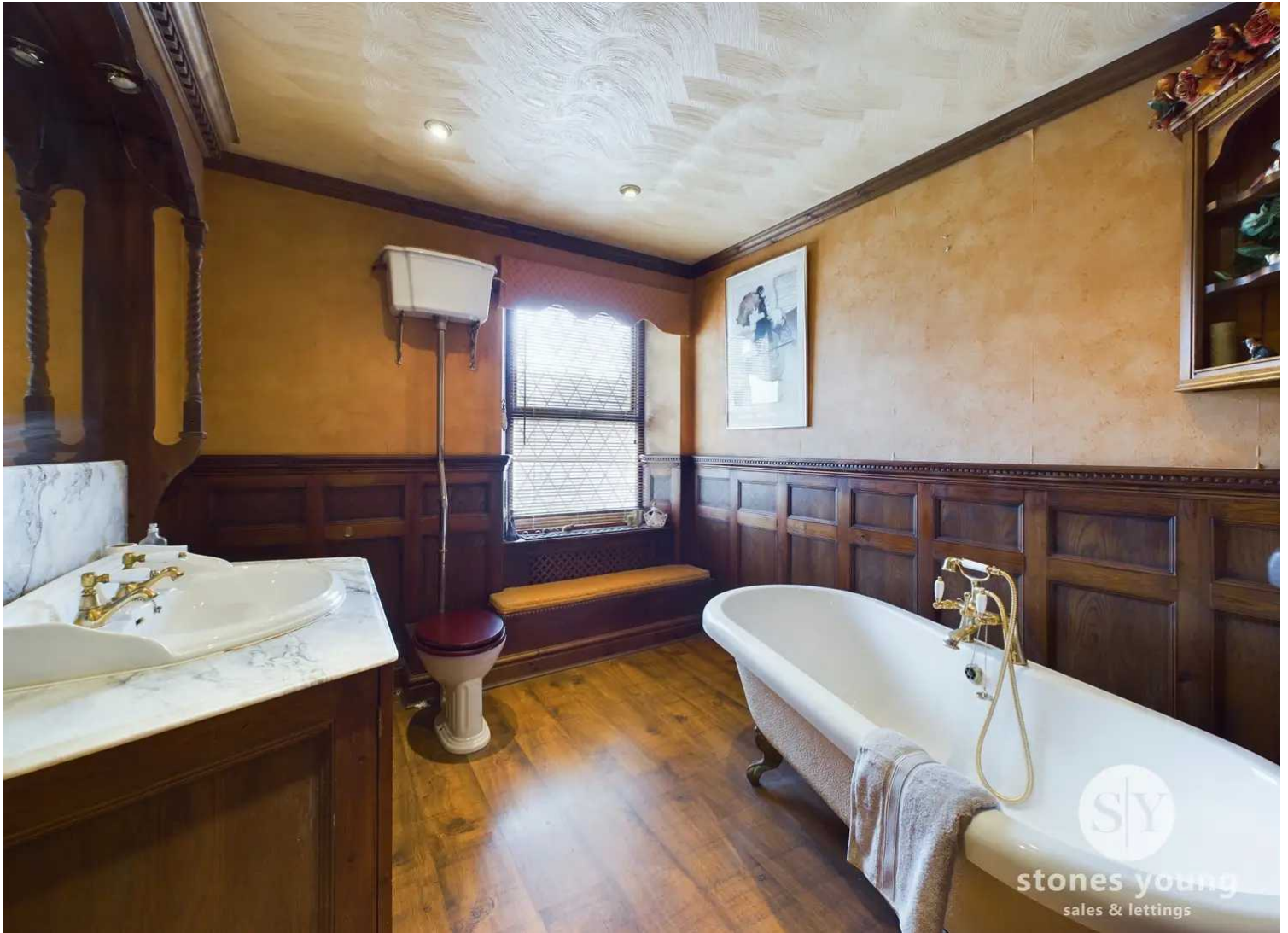
8' 0" x 4' 6" (2.44m x 1.37m)

Good sized storage area with spindle balustrade, built in eaves storage cupboard, velux window.

Bedroom Three

15' 2" x 8' 7" (4.62m x 2.62m)

(Some limited headroom) Double bedroom with timber framed double glazed window, built in wardrobe and cupboards, storage into eaves area.





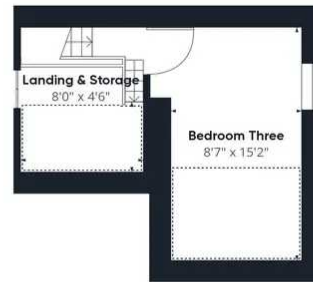
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1603.57 ft²

Reduced headroom
83.31 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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