



**Hydro Lodge, Sawley Road,
Grindleton, BB7 4QS
Asking price £625,000**

- Unique detached country residence on the outskirts of Grindleton village and situated in a rural location
- Lying in landscaped and well stocked gardens surrounding
- Distinctive property with good sized internal family accommodation
- Extensive views across the valley and towards Pendle Hill in the distance
- Garden level, lounge, conservatory, guest kitchen, study/library room, double garage, utility room,

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SITUATION AND LOCATION:

A charming characterful detached residence constructed circa 1910 with later extension and built as the lodge house for the then well known Hydro Lodge hotel (now Bowland School).

Conveniently located between Grindleton and Sawley villages this unique residence lies in delightful large gardens principally to the side and rear with well stocked borders, mature trees and a wide variety of herbaceous and annual plantings.

The market town of Clitheroe is some 3 miles distant and includes a wide range of facilities including good local shopping, supermarkets, health centre, library, banks and schools including junior, secondary and Clitheroe Royal Grammar School.

There are many other private schooling establishments in the Ribble Valley including Stonyhurst college, Oakhill college and Moorland school. The A59 gives good through routes North to Skipton and The Dales and South to Blackburn, Preston and the M6 motorway network. There are many and varied sporting facilities within the Ribble Valley including fishing, shooting, horse riding, walking, football, cricket, swimming and golf.

Grindleton village has two excellent public houses and restaurants, village hall, junior school and church.

DIRECTIONS:

If travelling from Clitheroe proceed to Chatburn village turning left in the centre towards Grindleton, crossing the bridge spanning the River Ribble to the T junction and turning right up the hill. Continue along passing The Duke Of York on the left hand side towards Sawley and Hydro Lodge lies on the left hand side on a corner location. If travelling along the A59 from the North take the turning towards Sawley village passing The Spread Eagle Hotel and crossing the bridge spanning the River Ribble bearing left towards Grindleton. Continue up the hill passing Bowland School on the right hand side and Hydro Lodge is situated on the rights hand side on the first bend.

THE MULTI FLEXIBLE LIVING ACCOMMODATION COMPRISES

GROUND FLOOR GARDEN LEVEL

LOUNGE

18'6 x 11'10 (5.64m x 3.61m) With side double French opening doors, sliding patio doors to conservatory, feature rustic brick and limestone fireplace with multi fuel stove, TV aerial point, telephone point, central heating radiator, three wall light points

CONSERVATORY

14'1 x 22' overall (4.29m x 6.71m overall) Of uPVC construction with aspects over side garden, with two double central heating radiators, two sets of patio doors, ceramic tiled floor, telephone point, stable door to kitchen

GUEST KITCHEN

16'11 x 9'2 maximum (5.16m x 2.79m maximum) With a range of fitted Oak kitchen units incorporating base and matching wall cupboards with granite working surfaces, stainless steel single drainer sink unit, Leisure two oven range, dishwasher, refrigerator, part tiled walls

OPEN TO...

STUDY/LIBRARY ROOM

With ceramic tiled floor, fitted book shelving to two walls

INNER HALLWAY

With ceramic tiled floor, one double central heating radiator, built in cupboards and drawers, stable door to garage

INTEGRAL GARAGE

21'9 x 16'5 maximum (6.63m x 5.00m maximum) (Could be converted into further accommodation if required) with two up and over entrance doors, single drainer stainless steel sink unit, fitted base and wall cupboards, Worcester oil fired central heating boiler, stable door to garden, electric light

	and power
UTILITY ROOM	With slate floor, plumbed and drained for automatic washing machine, built in wall and floor cupboards, separate low suite wc, corner wash hand basin
STAIRCASE TO UPPER GROUND FLOOR LEVEL	
HALF LANDING	With turned balustrade and double French uPVC opening doors to roof top balcony
SITTING ROOM	10'9 x 10'6 (3.28m x 3.20m) With two uPVC casement windows, central heating radiator, exposed stone to one wall, cross beamed ceiling, double uPVC French opening doors to roof top balcony
LANDING	With central heating radiator with cover
SHOWER ROOM	With three piece suite, comprising shower cubicle, low suite wc, bracket wash hand basin, fully tiled walls, central heating radiator, leaded light coloured glass non opening window and separate fully opening window
ENTRANCE VESTIBULE	With Georgian glazed inner door and access to side road
DINING KITCHEN	18'1 x 9'5 (5.51m x 2.87m) With ceramic tiled floor, range of fitted kitchen units incorporating laminated base and matching wall cupboards and complemented by range of built in appliances including, electric hob unit, electric fan oven, refrigerator, dishwasher, stainless steel extractor canopy, single drainer one and a half bowl sink unit, ceramic tiled floor, uPVC picture window, part tiled walls, beamed ceiling, six panel casement window, central heating radiator with cover, fitted book shelving, feature cathedral arch window
LOUNGE	12'8 x 18'2 (3.86m x 5.54m) With uPVC square bay window, cathedral arched window to side, exposed stone to one wall, beamed ceiling, two double central heating radiators, cast iron multi fuel stove on stone hearth and set in brick and stone chimney breast, fitted corner bay window
STAIRCASE TO FIRST FLOOR	With turned balustrade
HALF LANDING	With non opening picture window
SIDE BEDROOM	10'8 x 10'9 (3.25m x 3.28m) With two uPVC casement windows, central heating radiator, part exposed stone to one wall
STAIRCASE TO UPPER LANDING	With shelved linen cupboard, hot water cylinder
SIDE BEDROOM	5'7 x 10'9 (1.70m x 3.28m) With uPVC casement window, central heating radiator, laminate floor
SIDE BEDROOM	9'6 maximum x 9'7 (2.90m maximum x 2.92m) With uPVC casement window, built in wardrobe unit to one wall

STAIRCASE TO MEZZANINE STOREROOM	With velux window
MASTER BEDROOM	13'6 x 12'8 (4.11m x 3.86m) With casement window, double central heating radiator, exposed stone to one wall, built in Oak fronted wardrobe, laminate floor, corner square bay window with window seat and drawers under
EN SUITE SHOWER ROOM	With three piece suite comprising, shower cubicle, low suite wc, bracket wash hand basin, ladder towel rail, casement window, pine ceiling, fully tiled floor and walls.
OUTSIDE	Occupying a prominent position on the fringe of Grindleton village the property lies in very well stocked gardens with heavily planted borders, mature conifers and small woodland. To the side of the house there is a large summer house/greenhouse. The property is also dissected by a small stream with a bridge and woodland walk area. A tarmac driveway with four bar entrance gate leads to the property with the space for the parking of two/three vehicles and there is additional parking close to the front elevation.
GENERAL INFORMATION	Ribble Valley Borough Council Tax Band - G Freehold tenure and free from chief rent Mains electricity and water Oil central heating (gas in main road) Sewage to septic tank Sealed unit double glazing Loft insulation telephone points
VIEWING:	By appointment with vendor's agents only. CALL: 01200 427331 CLICK: www.mortimers-property.co.uk COME IN: to our Clitheroe Office
PRICE:	Asking price £625,000









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