



BOOKERS FARM, SLAIDBURN ROAD, WADDINGTON, CLITHEROE
LANCASHIRE



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A substantial detached four bedroom farmhouse with further potential to expand the living accommodation along with double garage, workshop, mature well stocked gardens, timber stables and 6.5 acres. All situated in the popular village of Waddington.

SITUATION

Bookers Farm is located in an elevated position above Waddington, one of the most popular villages in the Ribble Valley. This south facing property has long distant views, is surrounded by farmland and benefits from easy access to long countryside walks. The property is just a short walk from Waddington Village which has amenities such as Waddington and West Bradford Primary School, a local post office/shop, three public houses, sports fields and children's playgrounds as well as a café and two churches. The market town of Clitheroe is approximately 1.2 miles down the road which provides further amenities such as supermarkets, petrol stations and a train station with convenient access to the business conurbations of Manchester, Preston and Blackburn.

DESCRIPTION

This traditional farmhouse has been extended and altered over the years to offer flexible family accommodation yet still has plenty of potential for further expansion. The property was once a traditional farmhouse and so retains some of the original character and charm expected from a period property, with features such as the old 'Range' fireplace in the kitchen, traditional stone staircase, original beams and much more. The internal accommodation briefly comprises of a large breakfast kitchen which is open to a family room, utility, formal dining room, large lounge and

integrated double garage and workshop to the ground floor and four bedrooms, two en-suite and a family bathroom and a large office/playroom to the first floor. The property was previously run as a Bed & Breakfast so it can easily be split out to either offer this service again or provide a separate annexe for dependent relatives, if so required. Externally, Bookers Farm has commanding long distant south facing views over the Ribble Valley, Pendle Hill and beyond. A gravel driveway leads to the front of the house and presents a parking area for several vehicles. To the rear are large tiered patio areas with mature flower bed borders that offer a sun trap for those perfect summer evenings and open up to a very generous tree lined garden and a summer house, with the added feature of a meandering brook. To the side of the property is a field of approximately 5.8 acres (2.3 hectares) with two timber stables and hard standing, ideal parking for the horsebox.

LAND

Bookers Farm consists of 6.5 acres (2.6 hectares) in its entirety and the adjoining field totalling 5.8 acres (2.3 hectares) with two timber stables and hard standing. Stock proof fencing and traditional stone walls clearly define the boundary. Please see attached plan.

SERVICES

Oil fired central heating, mains electricity, spring water supply and a septic tank drainage.

ASKING PRICE

Offers over £700,000

POST CODE

BB7 3JJ

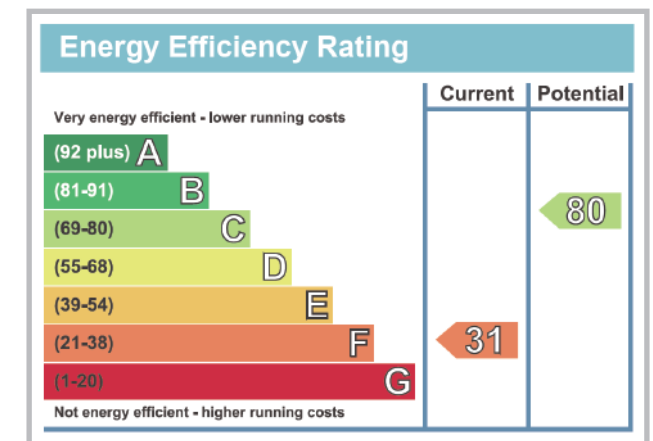
DIRECTIONS

Upon leaving the village of Waddington proceed along Slaidburn Road in the direction of Newton-in-Bowland for approximately 0.8 miles. Bookers Farm is situated on the right hand side and can be identified by the Smiths Gore For Sale board.

DATE OF INFORMATION

Particulars prepared – March 2014

Photographs taken – March 2014





IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore.; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007

Bookers Farm

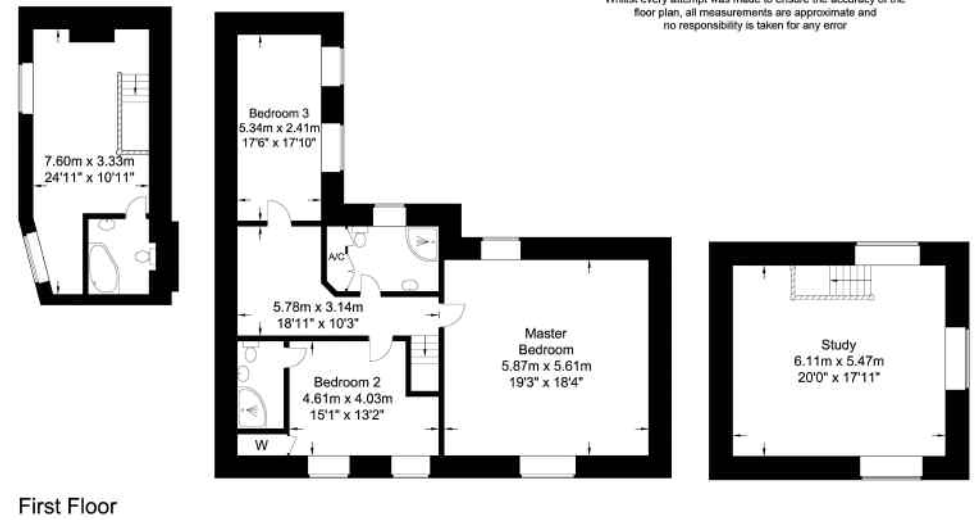
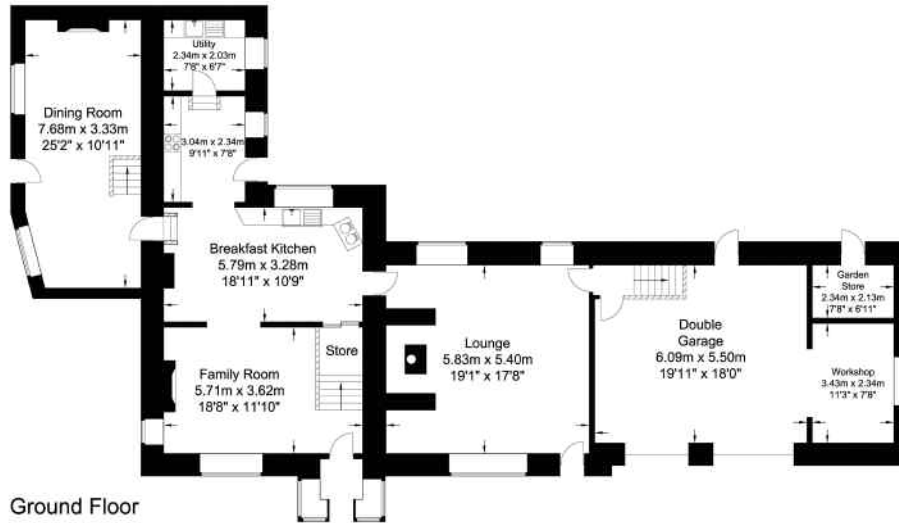
Approximate Gross Internal Area :- 262.45 sq m / 2824.99 sq ft

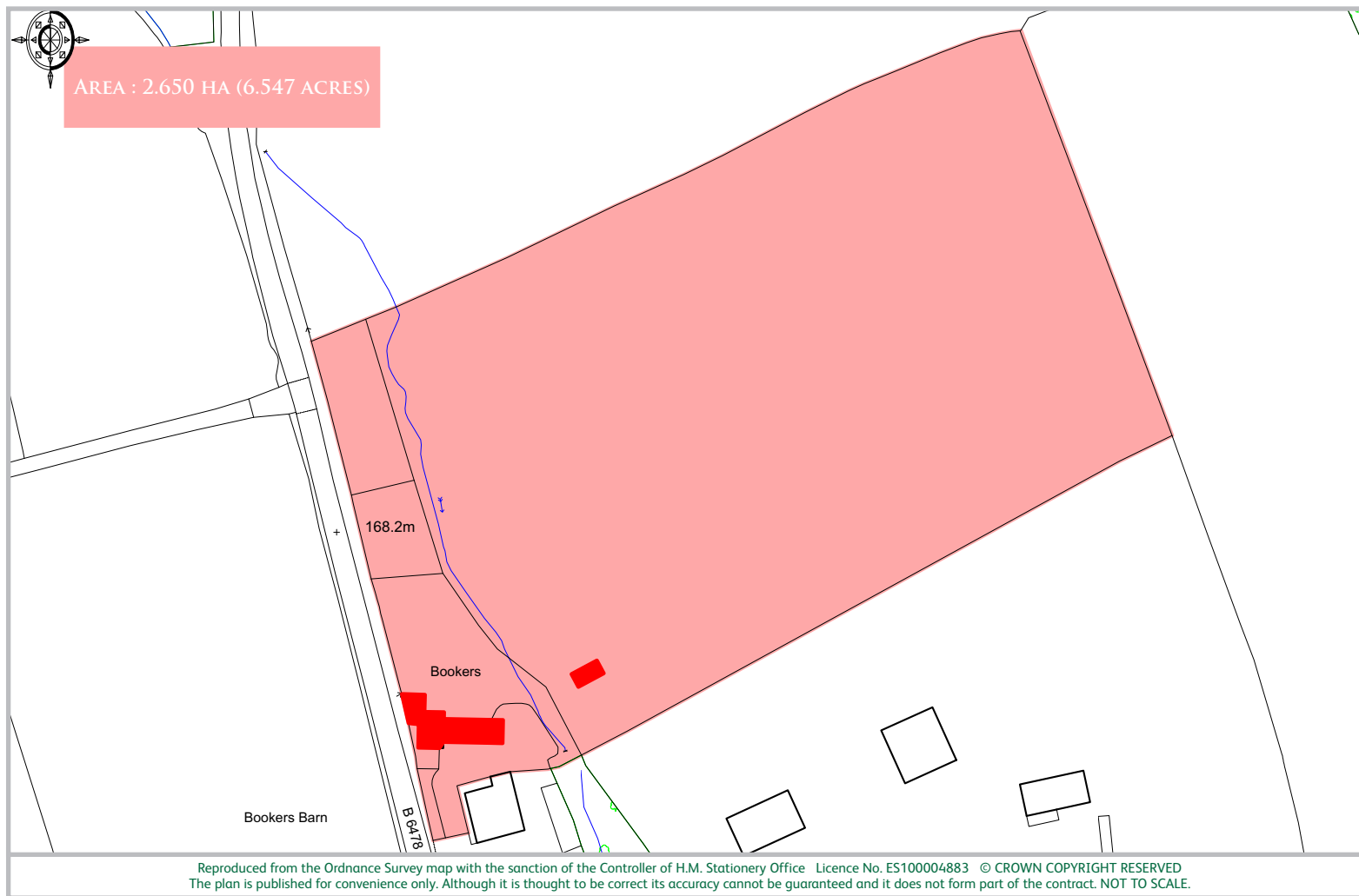
Garage/Workshop/Garden Store :- 45.72 sq m / 492.13 sq ft

Total :- 308.17 sq m / 3317.12 sq ft



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.







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