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1,200,000



- Magnificent Detached Georgian Mansion
- House And Shop To Be Sold As A Whole
- Six Double Bedrooms
- Prime Location
- Over 5000 Square Foot
- Grade II Listed

Ref: PRA10035

General Description

A magnificent Grade II listed, iconic Georgian mansion near the heart of Whalley also including a substantial retail unit at the rear, currently housing the famous "Whalley Warm and Dry" outdoor clothing shop (which we should add, is moving to new premises in the village). The property is being sold as a whole.

Currently, the main dwelling "The White House" is used as a private dwelling, extending to approximately 310 meters squared (3336 sq ft) over three floors, and the rear building a gross internal area of approximately 1863 sq ft over two floors. Between the properties is an attractive garden and courtyard area with two further stone built buildings currently used as storage and garaging. Subject to planning, either or both properties have potential for a variety of uses including residential, retail, restaurant or boutique hotel. This is a fine property with period features including high coved ceilings, fireplaces and architraves and skirting throughout.

Accommodation

Ground Floor

Central front door

Attractive stone arched doorway into

Spacious Hallway

Leading to all rooms with an enclosed, split level staircase to the first and second floors with lovely arched windows in the rear elevation.

Lounge (19' 0" x 14' 5") or (5.80m x 4.39m)

With boarded floors, central fireplace and period sash windows.

Dining Room (15' 0" x 14' 6") or (4.57m x 4.41m)

Central fireplace and sash windows.

Office (15' 5" x 13' 7") or (4.69m x 4.14m)

Plumbed for sink unit and double aspect windows with an external door to the rear yard.

Kitchen (18' 7" x 13' 7") or (5.67m x 4.14m)

Large range of fitted units, large stone mullioned windows and feature brick surround fireplace housing a gas fuelled Rayburn (that heats the water for this half of the house).

Boiler Room

A larger than average space under the stairs currently housing washing machine, drier and new Worcester central heating boiler.

First Floor

Landing

With central staircase continuing to the second floor, feature archway and plate rail. Access to all rooms with inner landing and second staircase leading up to the second floor

Bedroom 1 (15' 1" x 14' 3") or (4.59m x 4.34m)

With period sash windows.

Bedroom 2 (19' 2" x 14' 5") or (5.84m x 4.39m)

With period sash windows.

Bedroom 3 (19' 0" x 13' 7") or (5.79m x 4.14m)

Incorporating walk-in understairs cupboard, pedestal hand basin, mullioned windows.

Box Room/Office (11' 1" x 4' 8") or (3.39m x 1.42m)

With sash windows.

Bathroom (13' 9" x 13' 0") or (4.20m x 3.95m)

A huge open space with central roll-top bath, separate shower cubicle, pedestal hand basin, bidet and low suite wc, generous storage cupboard, mullioned windows.

Second Floor

Landing

Large landing area with built in storage cupboards and access to roof space - an enormous attic space and potential to create more living space.

Bedroom 4 (13' 10" x 12' 11") or (4.21m x 3.93m)

Mullioned windows

Bedroom 5 (20' 8" x 14' 5") or (6.30m x 4.39m)

With built-in shelved cupboards and period sash windows.

Bedroom 6 (19' 3" x 11' 1") or (5.87m x 3.38m)

Original beamed ceiling with period sash windows.

Bathroom

Another huge space with free standing roll top bath, shower cubicle, fitted cupboards, pedestal hand basin, low suite wc.

Garden & Grounds

To the front is a small, walled garden area down to lawn and flower beds.

To the side is a generous walled garden area with flagged pathway leading to the shop (completely separate and fenced off from the residential area). To the rear is a large and tastefully flagged patio area with raised BBQ area, block paved drive with access to Brook side Close at the side.

Double Garage (15' 1" x 137' 10") or (4.60m x 42.00m)

Coachmans House

Single storey stone built building with secure door. Previously used as a work space for carpentry now storage space.

Shop

A lovely detached stone built building, originally used as a stable building that could be converted into a separate residence subject to planning or continued as a commercial premises. The shop occupies two floors, both open plan, providing flexible living accommodation for a variety of potential users. The total floor area is approximately 1864 square feet.

The business is relocating elsewhere in the village but has enjoyed great success in this location since it was created in 2000.

General Information

services

Mains gas, electric, water and drainage are connected.

tenure

We understand from the owners to be Freehold

council tax

Band H

viewings

Strictly by appointment

office hours

53 King Street, Whalley, BB7 9SP, Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

internet

Details of this and other properties can be viewed on our website: www.athertons-uk.com

surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on 01254 828810

mortgage consultant

For professional advice on mortgages please call our Whalley offices (Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it).

All appliances mentioned in this description have not been tested as to their working condition

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

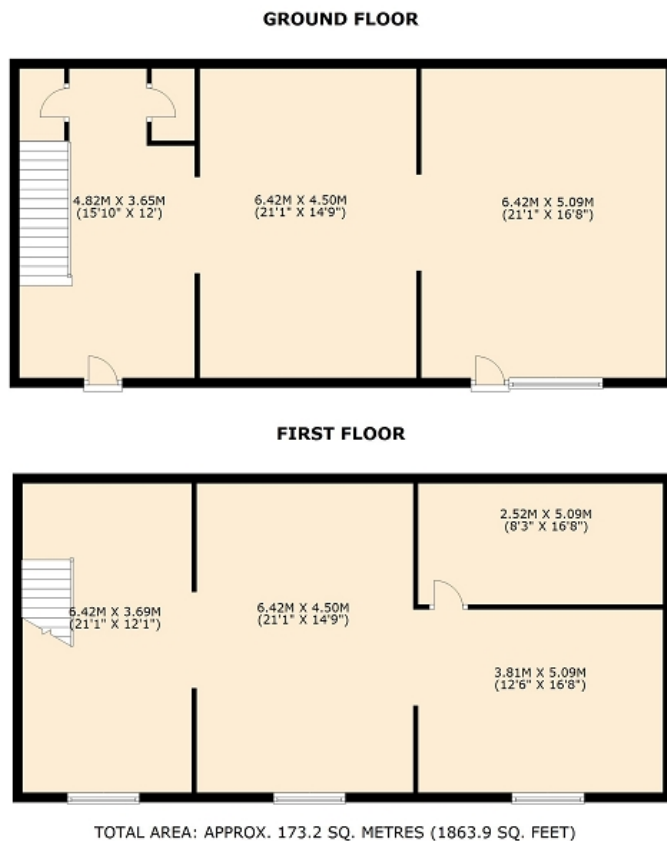
We are informed that the tenure is Not Specified

Council Tax

Band Not Specified







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

