

**Moorcock House, Slaidburn Road, Waddington,
Clitheroe, Lancashire. BB7 3AA.**



Moorcock House is a large family home in a beautiful private setting with extensive south facing views of the unspoilt Ribble Valley countryside with the added benefit of adjoining land for those wishing to pursue equestrian or hobby farming activities. Moorcock House has two entrances forming a circular driveway with a concealed track to the left giving access to a modern open front multi purpose shed and to the right along a tarmacadam surface drive with tree lined borders to the house on the left and garage/cottage annex on the right. The detached garage/cottage annex was constructed circa 2009 followed circa 2010 by an extension to the west gable of the house enlarging the kitchen to a spacious dayroom kitchen diner with glazed patio doors to the garden at ground level and an ensuite master bedroom with walk in wardrobe at first floor level. The paved area to the front of the house overlooks lawned areas screened by herbaceous borders and trees with many character features including a raised lily pond with dwarf stone walls. To the west boundary of the garden is a parking area, general purpose shed ideal for stabling or housing livestock and 6 ½ acre pasture which is offered for sale with the residence. Additionally there is 32 ½ acres of adjoining moorland which is offered at an additional price for the benefit of Moorcock House or retained out of the sale.

The House

is detached and constructed of cavity brick with white pebble dash rendered exterior under stone slate roofing.

Front Entrance Conservatory

22' 0" x 6' 0" (6.71m x 1.83m) Fully glazed under a stone slate roof with double glazed ornate doors with twin overhead lights giving entrance to a stone crazy paved floor at two levels and a step up to a glazed door to the hall. There is a raised corner to the front allowing for a small indoor shrubbery. There are two windows to the lounge being part of the east gable house structure, a wall radiator and wall mounted coach light.

The Hall

27' 10" x 7' 10" (8.48m x 2.39m) Fitted carpet and carpeted stairway with coach light fitted to the bottom newel, open understair space with a small cupboard under the bottom three steps. East gable window and rear window both with undersill radiators. Wired for suspended ceiling light. Cloaks with red tiled floor, rear window, low flush w.c., wall mounted hand wash basin, wall radiator and wired for centre ceiling light. The hall gives entrance to the lounge, the dining room and the kitchen all through polished wood panelled doors.

The Lounge

16' 0" x 15' 0" (4.88m x 4.57m) Fitted carpet. Stone fireplace with polished oak surround and mantel with Morso Squirrel multi fuel stove on a stone flagged hearth. Wall radiator. Wired for centre ceiling light and corner big screen TV. There is a sliding glass door to the front conservatory.

The Dining Room

13' 10" x 11' 10" (4.22m x 3.61m) Fitted carpet. Brick fireplace with polished timber beam surround with multi fuel stove on a dark slate hearth. Two wall radiators. Wired for centre ceiling light. There is a sliding glass door to the front conservatory and a polished wood panelled door to a small study.

The Study

10' 8" x 6' 0" (3.25m x 1.83m) Fitted carpet. Large front window with low undersill skirting radiator. Side window. Recessed ceiling light. Perfect for homeworking and presenting magnificent long distance views of the unspoilt Ribble Valley.

The Lounge



Front Sun Room

30' 10" x 6' 0" (9.40m x 1.83m) Wood Parquet floor. Fully glazed under a stone slate roof with two low undersill skirting radiators and sliding patio window between. Four recessed ceiling lights. The conservatory has sliding glass doors to both the lounge and the dining room.

Dayroom Kitchen Diner

35' 7" x 20' 6" / 12' 0" (10.85m x 0.76m / 3.66m) A spacious family room with bespoke hand made kitchen from Laurel Farm Kitchens of Goosnargh. Sealed stone flag floor. Two front windows with undersill radiators either side of double patio doors. Side window. West gable patio doors. Rear window over the kitchen sink. Kitchen island workplace with dark granite top incorporating a Siemens oven and four ring ceramic hob under a suspended extractor canopy with eight concealed lights, storage cupboards and breakfast bar. Esse wood fired cooker range in a white tiled recess with painted leaf design under a white painted wood canopy with two canopy lights. Range of white painted wall cupboards and dark granite work top units incorporating a deep white porcelain sink under the rear window, Siemens dishwasher, waste bin, wine shelves, wine cooler and white tile splash backs. Wiring for two suspended ceiling lights over the dining table area and twenty recessed ceiling lights throughout. Wall mounted TV screen. Panelled door to the rear entrance utility. This room gives a good view of the pasture to the west of the house and Kemple End in the distance.

Boiler Room

7' 9" x 5' 2" (2.36m x 1.57m) A separate room integral to the kitchen with oil fired central heating boiler and treatment plant for the borehole water supply.

Rear Entrance Utility

25' 8" x 6' 1" (7.82m x 1.85m) Sealed stone flag floor. Glazed outer entrance door. Utility section with stable door divider, range of work top units incorporating a stainless steel one and a half bowl sink unit under the rear window and plumbing for an automatic clothes washer. Suspended clothes drying rack, wired for two centre ceiling lights and loft access. Cloaks area with side window and undersill radiator and wall coat racks.

First Floor

A single flight carpeted stairway with original oak newel posts and bannister leads to a central landing with entrance to three bedrooms and the house bathroom and a corridor to the master bedroom suite.

Master Bedroom Suite

25' 8" x 13' 7" (7.82m x 4.14m) Fitted carpet. Front window with undersill radiator and two rear windows. Wired for centre light fitting and corner wall mounted TV. **Ensuite** with Karndean laminate wood floor, front window and west gable window. White bathroom suite with panelled bath, tiled walls, shower fitting, overhead shower head, glass panel folding shower screen, low flush w.c., oak vanity twin white wash basins in a white marble top with large mirror and chrome fittings including a wall mounted heated towel rail. Two recessed ceiling lights and wired for centre ceiling light. **Walk in wardrobe** with fitted carpet, west gable window with undersill radiator, shelving and hanging rails, four recessed ceiling lights and loft hatch. The large picture windows give long reaching views over the Ribble Valley.

Corridor

12' 0" x 4' 2" (3.66m x 1.27m) with fitted carpet.

Main Landing

11' 10" / 9' 3" x 8' 9" (3.61m / 2.82m x 2.67m) with fitted carpet, rear window with undersill radiator, wired for centre light fitting and pull down ladder for loft access.

Front Bedroom 2

15' 0" x 11' 10" (4.57m x 3.61m) Bay window with undersill radiator and east gable window. Fitted wardrobe. Fitted carpet. Wired for centre ceiling light.

The Dining Room



Front Bedroom 3

12' 0" x 10' 0" (3.66m x 3.05m) Bay window with undersill radiator. Fitted carpet. Wired for centre ceiling light.

Middle Bedroom 4

10' 8" x 8' 0" (3.25m x 2.44m) East gable window with undersill radiator. Built in closet. Fitted carpet. Wired for centre ceiling light.

Bathroom

9' 0" x 8' 6" (2.74m x 2.59m) Rear window. Laminate wood floor. Cylinder cupboard with hot water cylinder with immersion heater and cold water header tank. Wall radiator. Corner shower closet with glass side, glass door and two walls with shower board cladding. Centre free standing bath, low flush w.c. and pedestal wash basin in white. Wired for centre ceiling light.

Loft

16' 10" x 11' 7" (5.13m x 3.53m) Boarded out with carpet under felt covering. Skylight. Pull down ladder access from the main first floor landing. Wired for centre ceiling light.

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Dayroom Kitchen Diner



Dayroom Kitchen Diner



The Hall



The Study



Front Sun Room



First Floor Landing



Master Bedroom Suite



Ensuite



Front Bedroom 2



Front Bedroom 3



Middle Bedroom 4



Bathroom



Car Garage and Cottage Annex

constructed of block walls with inner cavity thermalite block lining, externally white rendered with stone faced lower wall elevations under a slate roof.

Single Garage

24' 3" x 17' 11" (7.39m x 5.46m) Concrete floor AGDS Comfort 150 electronic up/over steel door entrance. Wall radiator. Two fluorescent ceiling strip lights. Single door to double garage.

Double Garage

24' 3" x 18' 9" (7.39m x 5.71m) Concrete floor AGDS Comfort 150 electronic up/over steel door entrance. Two fluorescent ceiling strip lights. Single door to the wood store.

Wood Store

15' 10" x 11' 0" (4.83m x 3.35m) Concrete floor. Two fluorescent ceiling strip lights. Wood store. Metal oil storage tank. Door to the cottage stairwell.

Cottage Stairwell

10' 6" x 7' 10" (3.20m x 2.39m) Concrete floor. Glazed door and front window. Wired for wall light and centre ceiling landing light. Pine return stairway to the first floor landing with fitted carpet and stairway carpet. The landing and corridor gives entrance to the lounge, three bedrooms, kitchen and bathroom.

Lounge

24' 2" x 19' 4" / 15' 0" (7.37m x 5.89m / 4.57m) Fitted carpet. Windows to the front, the rear and west gable. Newlec convector heater. Wired for three ceiling lights. The windows give a triple aspect of far reaching views.

Front Bedroom 1

17' 5" x 10' 2" (5.31m x 3.10m) Front window. Fitted carpet. Newlec convector heater. Wired for centre ceiling light.

Rear Bedroom 2

11' 0" x 10' 1" (3.35m x 3.07m) Rear window. Fitted carpet. Newlec convector heater. Wired for centre ceiling light.

Rear Bedroom 3

11' 0" x 10' 1" (3.35m x 3.07m) Rear window. Fitted carpet. Newlec convector heater. Wired for centre ceiling light.

Kitchen

10' 10" x 8' 3" (3.30m x 2.51m) Lino floor covering. Rear window. Range of work top units with tiled splash backs, stainless steel single drainer sink unit, Lamona oven and four ring ceramic hob with stainless steel cooker hood. Corner wall unit. Newlec convector heater. Wired for two ceiling lights.

Bathroom

7' 3" x 7' 1" (2.21m x 2.16m) Lino floor covering. Gable window. Three piece suite in white comprising panelled bath with Mira electric shower fitting, white tiled walls, bath shower curtain, low flush w.c. pedestal wash basin all with chrome fittings and chrome wall mounted heated towel rail. Wired for centre ceiling light.



Lounge



Rear Bedroom 2



Kitchen



Bathroom



Outside

Dog Kennel

8' 0" x 8' 0" (2.44m x 2.44m) constructed of white rendered block walls under a slate roof with concrete floor, UPVC door and front window and galvanised metal sides and roof covered run 6' 6" x 5' 6".

Oil Tank

plastic bunded 2500 litre oil tank for central heating.

Garden Sun House

10' 6" x 8' 0" (3.20m x 2.44m) constructed of white rendered block walls under a slate roof with concrete floor, UPVC glazed front with double doors and windows each side.

Five Bay General Purpose Shed

75' 0" x 17' 0" (22.86m x 5.18m) open fronted with 3' canopy. This five bay shed is constructed of timber frame with vertical upper board and horizontal lower board cladding to the rear and two sides under a box profile steel sheet mono pitch roof with roof lights to each bay. The building is divided into three bay and two bay sections with double galvanised gates to the front of each bay and double galvanised gates to one internal section.

Services

Mains electricity. Borehole water supply. Septic Tank Drainage. Oil fired central heating. Multi fuel burning stoves. UPVC double glazing throughout.

The Garden

The house is south facing with the front patio melting into green lawns enjoying the full effect of the rise and fall of the sun with the added features of a sun house, lily pond, mature trees, shrubberies, pathways all in close proximity of stabling or pasture grazing for equestrian pursuits or hobby farming.

Ribble Valley Borough Council Tax band G

Energy Performance Certificate band F

Price £1,150,000

Residence with detached annex suitable for extended family accommodation or potential lucrative holiday letting income, open front shed suitable for stabling etc 6 ½ acre pasture in all extending to 7.80 acres £1,150,000. Adjoining moorland extending to 32.72 acres by separate negotiation.

Viewing by appointment with the Selling Agents

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

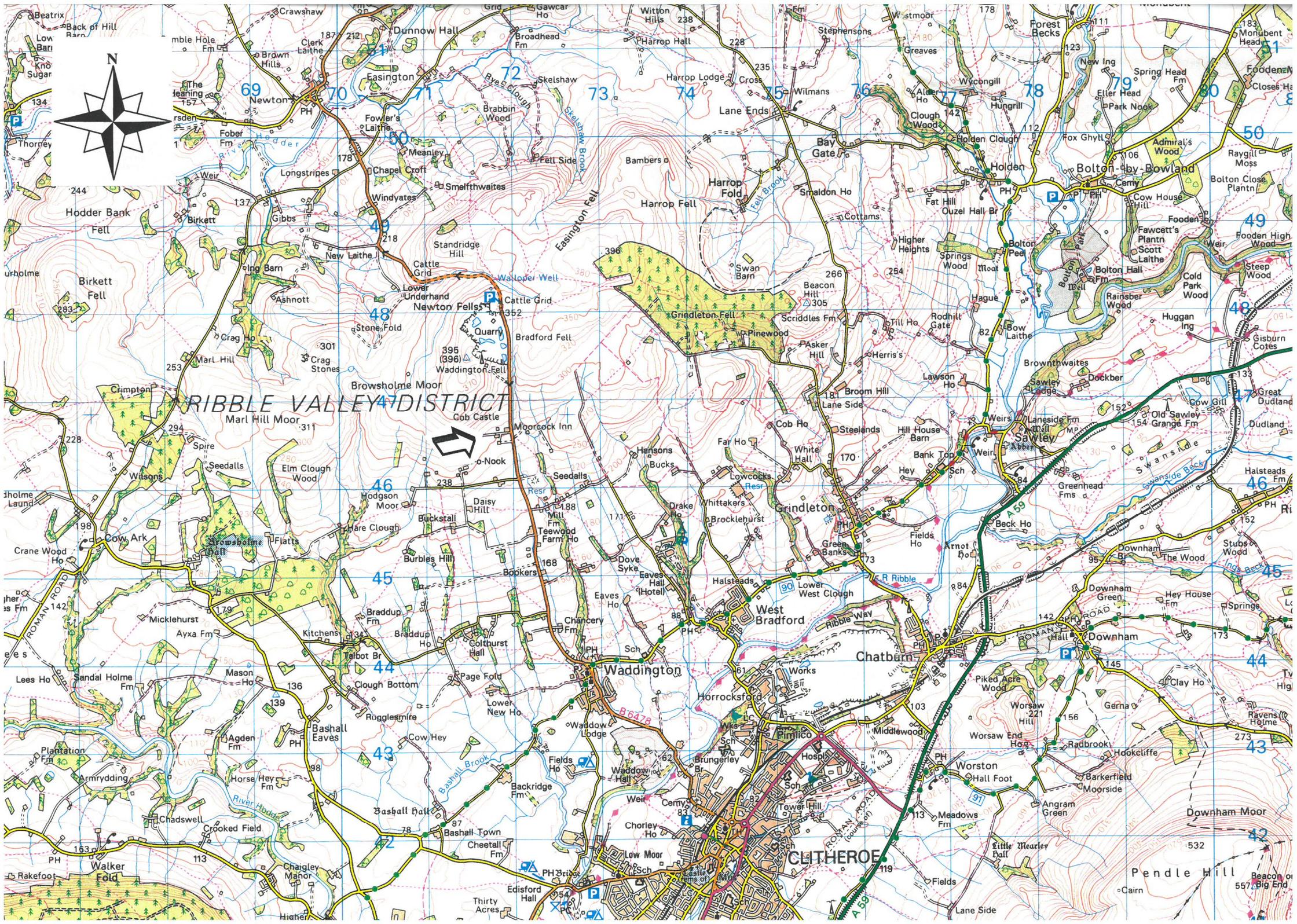




The Land

The Residential Setting with House, Annex Cottage, Garden, Driveways and Shed extends to 1.11 acre, Pasture 6.69 acres and Heather Moor 32.72 acres. In all about 40.52 acres.





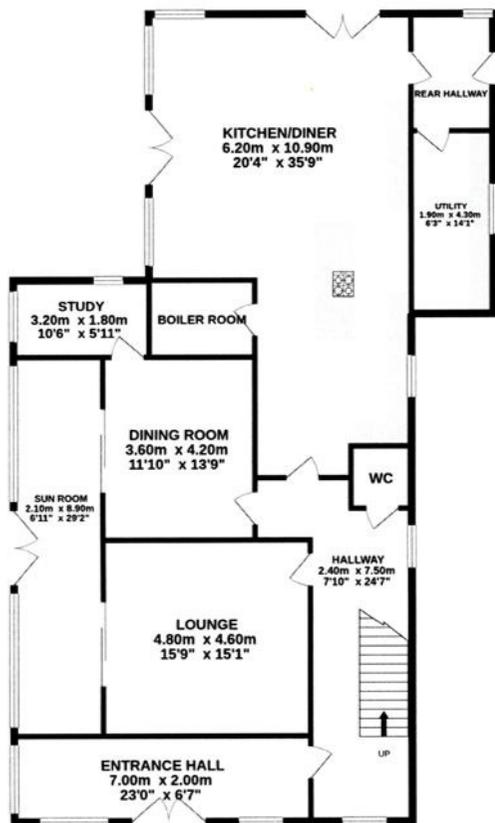
RIBBLES VALLEY DISTRICT



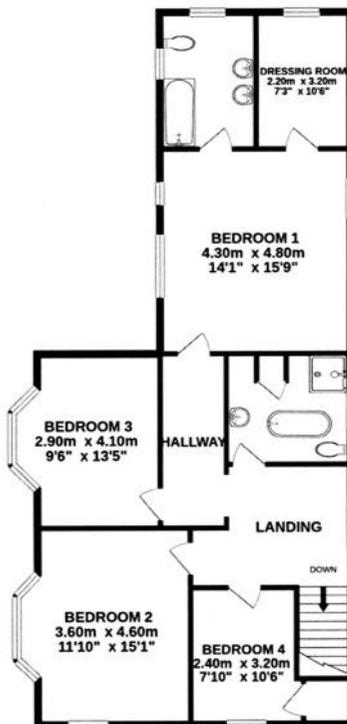
CLITHEROE

Pendle Hill
Beacon of 557. Big End

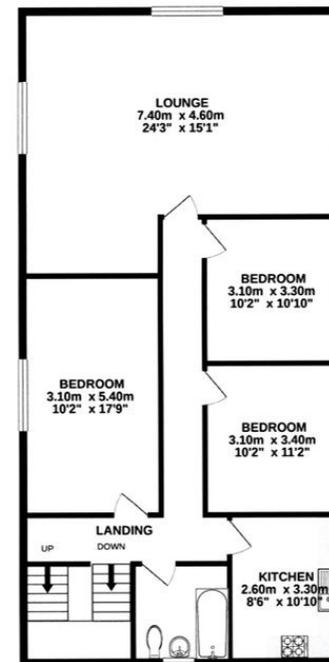
GROUND FLOOR



1ST FLOOR



ANNEX FIRST FLOOR



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