



# White Lodge

Pendleton | Clitheroe | BB7 1PT

**MSW HEWETSONS**





# White Lodge

Guide Price of £525,000

White Lodge | Pendleton  
Clitheroe | BB7 1PT

A distinctive detached private house situated on the fringe of one of the Ribble Valleys most popular villages. With spectacular open views and set in private mature grounds. The property is in need of significant improvement and repair but has great potential to form a spectacular family home.

## Ground Floor

### Entrance Porch

Tiled floor, coved ceiling.

### Reception Hallway

Double and single panel central heating radiators, coved ceilings. Under stairs cloaks hanging.

### Cloaks

Pedestal wash hand basin, low level WC, uPVC double glazed window.

## Sitting Room

Open fire with stone surround. Oak boarded floor. Sealed unit double glazed window to front elevation, sealed unit double glazed French door with side windows to rear elevation. Three panel radiators, coved ceiling.

## Snug Room

Sealed unit double glazed stone mullion bay window to rear elevation. Single panel central heating radiator, coved ceiling.

## Kitchen

Double drainer stainless steel sink unit. Fitted base and wall units. Oil fired Aga. Sealed unit double glazed window to rear elevation.

## Laundry/Utility Room

Single drainer stainless steel sink unit with hot and cold supply, sealed unit double glazed uPVC window to rear elevation, personnel door to both front and rear, separate coal and log stores.

# Particulars of sale

## Dining Room

Sealed unit double glazed windows to front and rear elevations single panel radiator

## First Floor

Traditional timber return staircase

## Half Landing

Sealed unit double glazed uPVC window, panel radiator.

## Landing

Open landing with timber balustrade.

## Bedroom One

Sealed unit double glazed uPVC windows to both front and rear elevations, two panel radiators, coved ceiling.

## Bedroom Two

Sealed unit double glazed uPVC window to front elevation, pedestal wash hand basin, double panel radiator.

## Bedroom Three

Sealed unit double glazed uPVC window to rear elevation, fitted wardrobes, chromed heated towel rail. Airing cupboard containing cylinder with emersion.

## Bedroom Four

unit double glazed uPVC window to rear and gable elevations, panel radiator, fitted wardrobes and drawers.

## House Bathroom

Containing three piece suite comprising handle grip panel bath, wash hand basin, vanity unit, low level WC, Sealed unit double glazed uPVC window to rear and inner gable, single panel central heating radiator.

## External

Single attached garage with timber boarded door, leaded windows to gable elevation, Worchester oil boiler providing central heating and domestic water.

## Car Port

Open lean to car port with oil storage tank.

## Entrance

The property is approached through a private entrance gate to a driveway with tarmacadam parking and turning area.

## Gardens

Surrounding mature gardens with timber greenhouse, stone flagged patios to front, side and rear. Mature orchard to one side.

## Services

Mains electricity, mains water, sewerage to septic tank, oil fired heating.

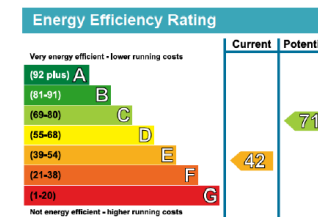
## Tenure

Leasehold

## Council Tax

Band G payable to Ribble Valley Borough Council

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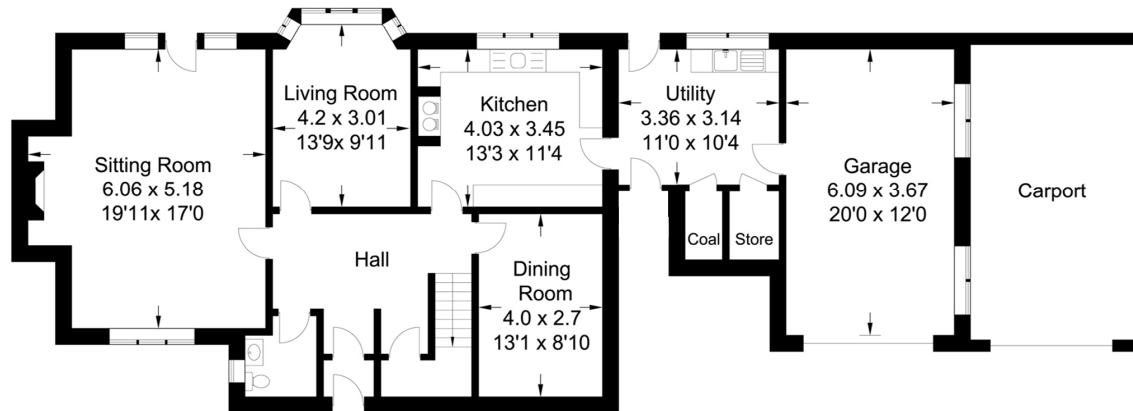
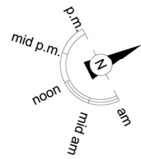


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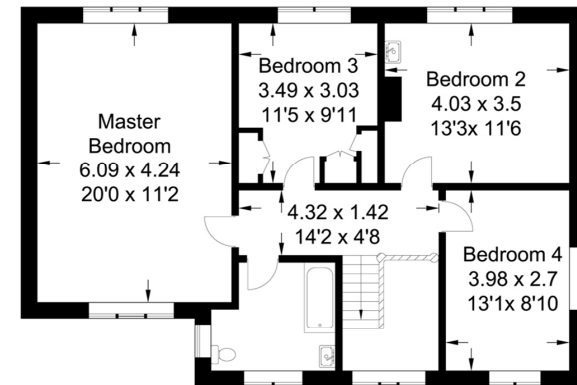
Approximate Gross Internal Area :- 183.74 sq m / 1977.76 sq ft

Garage/Carport :- 48.07 sq m / 517.42 sq ft

Total :- 229.63 sq m / 2471.71 sq ft



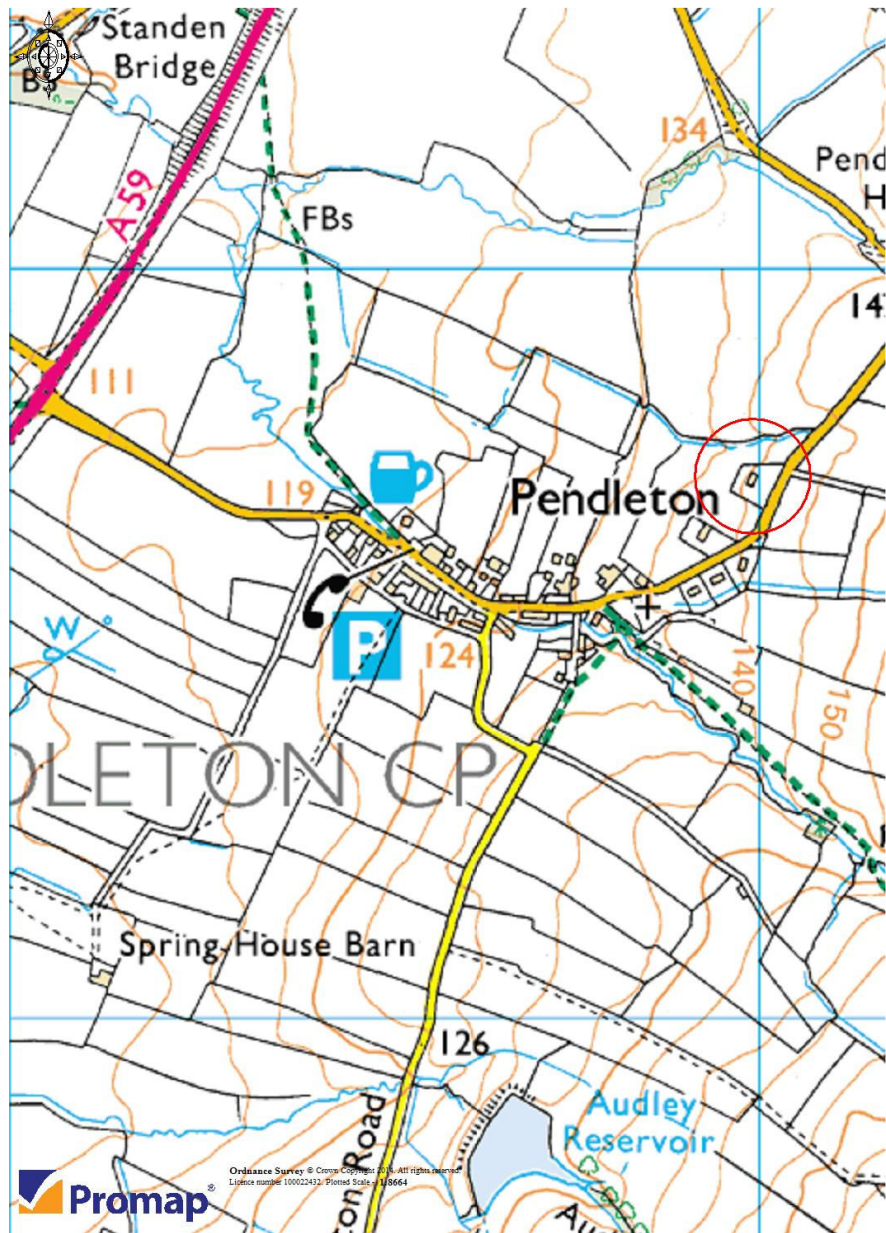
Ground Floor



First Floor

For illustrative purposes only. Not to scale

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 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449









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