AN EXCELLENT FIVE BEDROOM PROPERTY SET IN A STUNNING LOCATION

WOODLANDS
RIMINGTON  BB7 4EJ

FREEHOLD
AN EXCELLENT FIVE BEDROOM PROPERTY SET IN A STUNNING LOCATION

WOODLANDS RIMINGTON BB7 4EJ

FREEHOLD

FIVE BEDROOMS • FOUR RECEPTION ROOMS • KITCHEN/ BREAKFAST ROOM • FOUR BATHROOMS • TRIPLE GARAGE • SET IN GROUNDS OF ABOUT 1.5 ACRES • STABLING • PADDOCK • EPC rating = D

Situation

Woodlands is located on the edge of the hamlet of Rimington in the heart of the Ribble Valley. Rimington is surrounded by stunning and uninterrupted views of open countryside. It has excellent road access and is about a ten minute drive from the market town of Clitheroe.

Clitheroe boasts all major amenities including several supermarkets, doctors surgeries, dentists and individual boutique shopping. The Ribble Valley is home to a wide variety of award-winning restaurants and bars, many of which are nationally renowned. There is a wide choice of excellent education in both the town centre and neighbouring towns. These include Clitheroe Royal Grammar School and Stonyhurst College. Clitheroe has hourly, direct rail links to Manchester, which can be reached within an hours journey. Located on the periphery of the town, the A59 bypass offers road links to the M65, M6, Skipton and Preston.

Clitheroe 6 miles, Preston 23 miles, Manchester 40 miles, Leeds 41 miles, Lancaster 46 miles.

Description

Woodlands is an excellent five bedroom detached property surrounded by open countryside and situated in an idyllic location. The property was renovated and extended by the current owners to offer a wealth of accommodation and completed to a high standard. The property is entered by a reception hallway leading to an open plan kitchen with a range of units, a centre island, aga and stone flooring. In addition there is a useful dining space which has large windows overlooking the gardens. To the other side of the reception hallway there is a utility room, cloakroom and a study. At the right-hand side of the property, there is a spacious sitting room with a feature fireplace and large windows overlooking the private gardens. There is a formal dining room, family room and a snug, each with feature fireplaces and large windows.
A staircase from the dining room leads to the first floor where there is a master suite with his and hers dressing rooms with an en-suite, four further bedrooms, a Jack and Jill bathroom and a family bathroom.

External

Externally, Woodlands is approached by a walled and gated driveway which leads through manicured gardens with an expanse of patio areas. There is a triple garage and a stone outbuilding ideal for storage. There is a timber stable block with power and water installed, and a well-fenced paddock. The gardens and grounds total about 1.54 acres.

Local Authority

Ribble Valley Borough Council

Council Tax Band F

Services

Mains water and electricity, private drainage, oil central heating.

Directions

Coming from the A59, head north-east towards Gisburn. Turn right onto the A682 and after two miles, turn right onto Howgill Lane. Continue onto Long Lover Lane and after half a mile, turn left onto Martin Top Lane. Turn right onto Whytha Road and then make a slight right onto Stopper lane. After making a slight left, the property will be on the right.

Local Authority:
Ribble Valley Borough Council

Viewing:
Strictly by appointment with Savills
WOODLANDS
Approximate Gross Internal Area: 337.86 sq m / 3636.69 sq ft
Garage: 67.80 sq m / 729.79 sq ft
Stables & Stores: 56.50 sq m / 608.16 sq ft
Total: 462.16 sq m / 4974.64 sq ft

Savills Clitheroe
clitheroe@savills.com
01200 411046
savills.co.uk