



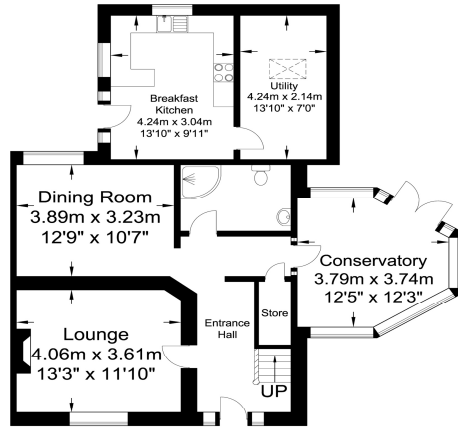
# Twinbrook Farmhouse

Upbrooks | Clitheroe | BB7 1PL

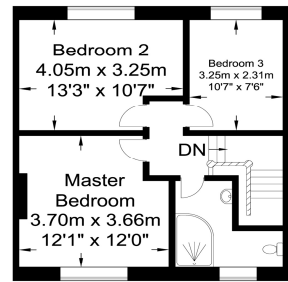
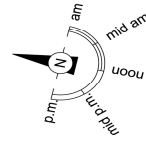
MSW HEWETSONS

# Twin Brook Farm

Approximate Gross Internal Area :- 132.54 sq m / 1426.64 sq ft



Ground Floor



First Floor

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



# Twinbrook Farmhouse

## Guide Price of £275,000

Upbrooks | Clitheroe

A traditional attached stone farmhouse with attractive surrounding gardens, with the benefit of full central heating on modern facilities. Attractive conservatory to south gable elevation. Within easy distance of Clitheroe town centre.

The property is constructed of coursed limestone with pitched slate roof supported on timber.

### Entrance hallway

Half lead glazed entrance door, double panel central heating radiator, timber boarded floor and half boarded walls.

### Sitting room

Dressed stone open fireplace with timber mantel and TV stand, sealed unit uPVC double-glazed window to front elevation and double panel central heating radiator. Feature alcove.

### Dining room

Sealed unit uPVC double-glazed window to rear elevation, double panel door, boarded floor and half boarded walls. Original cupboard with timber doors.

### Kitchen

Sealed unit double-glazed uPVC windows to gable and inner elevations and sealed unit double-glazed half timber rear door. Range of fitted pine kitchen units with work surfaces and tiled splashbacks. Single drainer

stainless steel sink unit with 1½ bowl, gas four-ring hob, built-in electric grill and oven, double panel central heating radiator, ceramic tiled floor and low-voltage spotlighting to ceiling.

### Utility room

Sealed unit double-glazed Velux skylight, light and power installed.

### Shower room

Containing three-piece suite comprising fully tiled shower cubicle, pedestal wash hand basin with tiled splashbacks and low-level WC. Single panel central heating radiator, extractor fan and fitted cupboard.

### Conservatory

uPVC double-glazed conservatory with double doors, ceramic floors and fanlight.

### Understairs storage

### First floor

Traditional timber return staircase with timber balustrade.

### Landing

Open landing.

# Particulars of sale

### Bedroom one

Sealed unit uPVC double-glazed window to front elevation and single panel central heating radiator.

### Bedroom two (rear elevation)

Sealed unit uPVC double-glazed window to rear elevation and double panel central heating radiator.

### Bedroom three (rear elevation)

Sealed unit uPVC double-glazed window to rear elevation and double panel central heating radiator.

### House bathroom

Containing three-piece suite comprising corner bath with shower fitment over, pedestal wash hand basin and low-level WC. Fully ceramic tiled walls, uPVC double-glazed window to front elevation and low-voltage spotlighting. Double panel central heating radiator. Airing cupboard containing cylinder and immersion.

### External

The property is set in mature lawned gardens to front, side and rear with surrounding stone wall and stone flag pathways and patios. To the rear of the property is a further lawned garden area with chipping patio area and seating, glazed aluminium greenhouse, secure workshop plus lean to and a wooden garden shed.

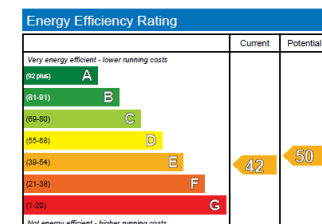
### Services

Mains electricity, mains water, mains gas and mains sewerage.

### Tenure

Freehold with the benefit of vacant possession upon legal completion.

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