



School House Barn

1a Dotcliffe Road | Kelbrook | BB18 6TL

MSW HEWETSONS



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Guide Price of £395,000

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BB18 6TL

A high-quality stone built barn conversion situated in the popular and accessible village of Kelbrook. The property has the benefit of high-quality fixtures and fittings including full gas-fired central heating, double-glazed windows and doors, oak boarded flooring, high-quality bathrooms with travertine tiled flooring, integral garage, private patio gardens. Excellent decorative order throughout.

The property is constructed of stonework with pitched slate roof supported on timber. The property is available with no forward chain.

Reception Hallway

Sealed unit double-glazed timber effect entrance door, oak boarded flooring, single panel central heating radiator, low-voltage spotlighting, timber balustrade staircase leading to first floor accommodation and understairs store with timber boarded door.

Sitting Room

The principal reception room to the property which has been formed from the original rear barn with timber trusses, a lovely open room with twin

sealed unit double-glazed timber effect windows and matching French doors to the rear elevation. Two double panel central heating radiators, oak boarded flooring, timber trussed ceiling, three sealed unit double-glazed Velux skylights. Cast-iron log-burning stove set on stone flagged hearth.

Snug Room / Bedroom Four

Sealed unit double-glazed hardwood window to front elevation, single panel central heating radiator, oak boarded flooring, beamed ceiling and low-voltage spotlighting.

Dining Room

Sealed unit double-glazed hardwood window to front elevation, double panel

central heating radiator, oak boarded flooring, beamed ceiling and low-voltage spotlighting.

Kitchen

Range of quality fitted base and wall units with peninsular breakfast bar with complimentary work surfaces and tiled splash backs. Single drainer stainless steel sink unit with mixer tap, built-in 'Schott Ceran' oven comprising six-ring gas hob, hotplate, double oven and grill with glazed and illuminated brushed steel extractor canopy. Oak boarded flooring, double panel central heating radiator, Velux skylight, sealed unit double-glazed hardwood window to gable elevation.

Particulars of sale

Garage

Attached large single garage with electrically operated up and over door. Plumbed for automatic washing machine and dryer. Wall-mounted gas boiler providing central heating and domestic hot water.

Separate WC

Within the garage separate partition WC with pedestal wash hand basin, low-level WC, extractor fan and light.

First Floor

Staircase

Traditional timber return staircase.

Landing

Open landing with original timber trussed ceiling, sealed unit double-glazed Velux skylight and low-voltage spotlighting.

Bedroom One

Sealed unit double-glazed hardwood window to front elevation, single panel central heating radiator, timber trussed ceiling, low-voltage spotlighting, roof void storage areas and fitted wardrobes.

En-Suite Shower Room

Comprising travertine tiled shower, pedestal wash hand basin, low-level WC, travertine tiled half walls and floor, sealed unit double-glazed Velux skylight, extractor fan and chrome radiator towel rail.

Bedroom Two

Sealed unit double-glazed hardwood window to front elevation, single panel central heating radiator, timber trussed ceiling and low-voltage spotlighting.

Bedroom Three

Sealed unit double-glazed hardwood window to gable elevation, single panel central heating radiator and timber trussed ceiling.

House Bathroom

Containing three-piece suite comprising handle-grip panel bath, pedestal wash hand basin, low-level WC, travertine tiled floors, half walls and bath panels. Sealed unit double-glazed leaded Velux skylight, chrome radiator towel rail and low-voltage spotlighting.

External

Forecourt

To the front of the property is a stone flagged forecourt with chain link fence and tarmacadam corner of sufficient size to park a car.

To the rear of the property is a large stone flagged patio garden with raised barbeque area and surrounding dry stone wall.

Parking

Hard core parking area big enough to park two vehicles accessed by private lane to the side of the property.

Services

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

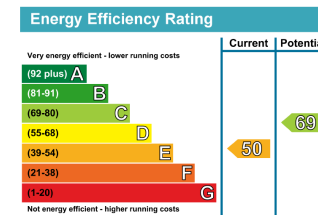
Council Tax

Band 'D'

Tenure

Freehold with the benefit of vacant possession upon legal completion.

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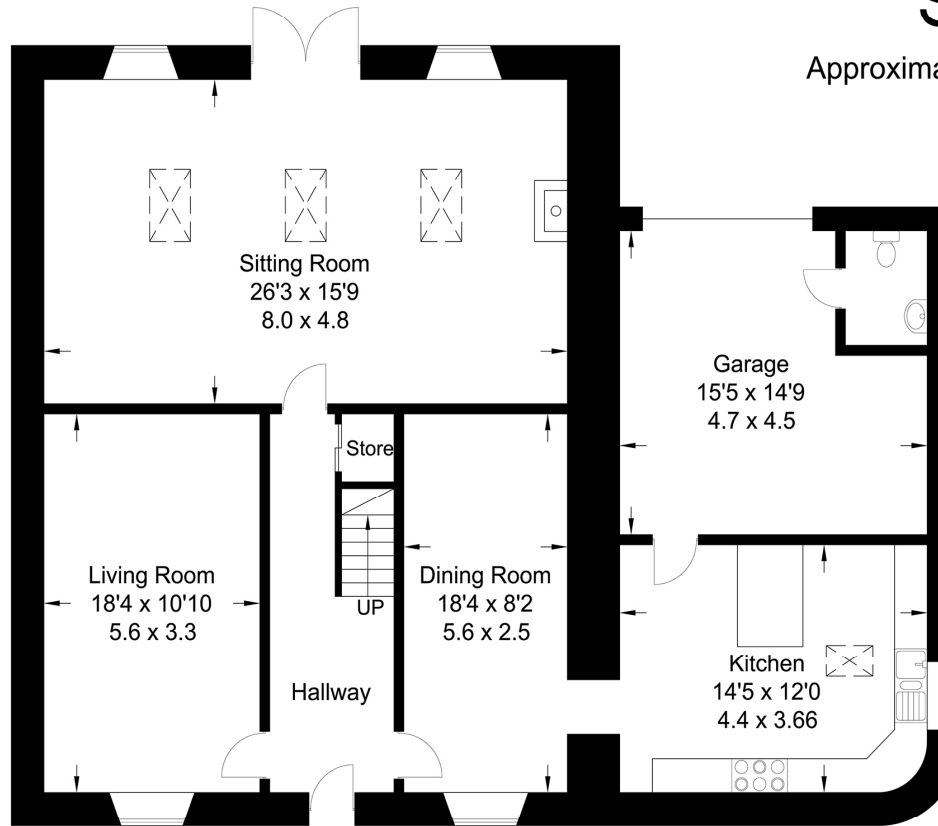


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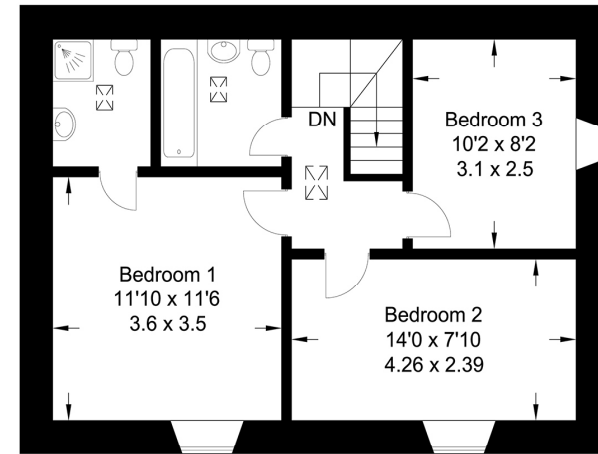
Approximate Gross Internal Area : 149.47 sq m / 1608.88 sq ft

Garage : 21.15 sq m / 227.65 sq ft

Total : 170.62 sq m / 1836.53 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







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