



5 The Dene

Hurst Green | Clitheroe | BB7 9QF

MSW HEWETSONS



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Guide Price of £565,000

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A delightful detached period cottage situated in a lovely quiet position within Hurst Green village, in a conservation area and home to Stonyhurst College. With spectacular extensive mature gardens, this original 18th Century cottage has been extended sympathetically over the years. The property has the benefit of four bedrooms, central heating and detached double garage.

Entrance Porch

Constructed of stonework with timber glazed side panel windows and gable window. Ceramic tiled flooring and part wood panelled walls.

Kitchen

Timber glazed windows to front and gable elevations. Range of fitted base and wall units with complementary worksurfaces. Single drainer stainless steel sink unit with mixer tap. Built-in 'Creda' four-ring ceramic hob. Built-in microwave and 'Bosch' electric fan oven. Stairs to cellar, housing central heating boiler and storage.

Sitting Room

Entrance from kitchen. Sealed unit uPVC double-glazed window to rear elevation, original timber beamed ceiling and open Clay Gate fireplace with decorative tiled and brick surround. Original cross beamed ceiling. Double arch leading to:

Living Room

Sealed unit uPVC double-glazed window to front elevation and gable elevation, sealed unit double-glazed aluminium sliding French doors leading to conservatory. Two single panel central heating radiators.

Rear Porch

Sealed unit uPVC double-glazed window to front elevation, timber panel rear door and built-in cloaks cupboard.

Conservatory

Sealed unit uPVC double-glazed rear conservatory with diamond set ceramic tiled floor. Sliding doors to terrace and garden areas.

First Floor

Double Staircase

One leading to the first floor and one leading to a mezzanine floor.

Particulars of sale

Mezzanine Floor

Bathroom

Containing three-piece suite comprising handle grip panel bath with shower over, pedestal wash hand basin and low-level WC. Ceramic tiled walls, uPVC double-glazed window to gable elevation. Single panel central heating radiator.

Utility Room

Ceramic tiled floor, timber glazed window and side door. Plumbed for automatic washing machine and dryer, single drainer stainless sink unit with mixer tap and fluorescent lighting.

Cloaks

Single-glazed timber window to front porch.

First Floor

Landing

Open landing with original pitch pine floor.

Master Bedroom

Sealed unit uPVC double-glazed

windows to both front, rear and gable elevations. Double and single panel central heating radiators. Mirror fronted fitted wardrobes.

En-Suite Shower Room

Containing fully tiled double shower with fitment, pedestal wash hand basin, low-level WC, ceramic tiled walls, chrome radiator towel rail and sealed unit uPVC double-glazed window to front elevation.

Bedroom Two

Original pitch pine boarded floor and 18th century beamed ceiling, single-glazed timber window to rear elevation and single panel central heating radiator.

Bedroom Three

Timber glazed window to both side elevations, two single panel central heating radiators and hot water cylinder cupboard with storage.

Bedroom Four / Home Office

Single-glazed timber window to gable elevation, skylight, single panel central heating radiator and fitted wardrobes and storage to eaves.

External

Garage

Double detached garage with up and over door, light, power and water installed.

Gardens

The property has spectacular landscaped private gardens which wrap round the house and partly adjoin Dene Brook. Developed and tended over a number of years they incorporate lawns with attractive borders, a variety of mature trees and shrubs, a natural pond, mature orchard and vegetable garden.

Services

Mains electricity, mains water and mains sewerage. Oil-fired central heating and domestic hot water,

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band 'G'

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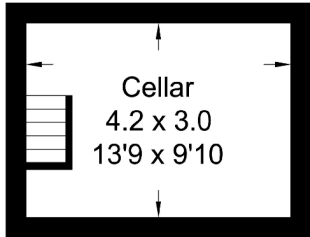
5 The Dene, Hurst Green

Approximate Gross Internal Area : 149.87 sq m / 1613.18 sq ft

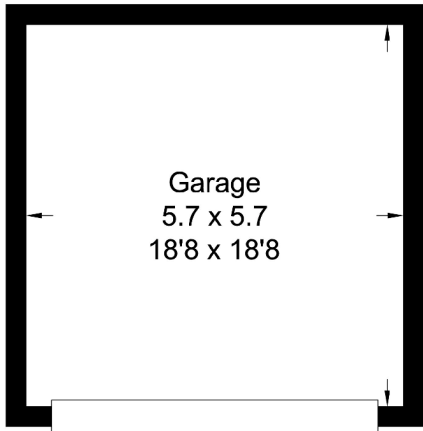
Garage : 32.49 sq m / 349.71 sq ft

Cellar : 11.60 sq m / 124.86 sq ft

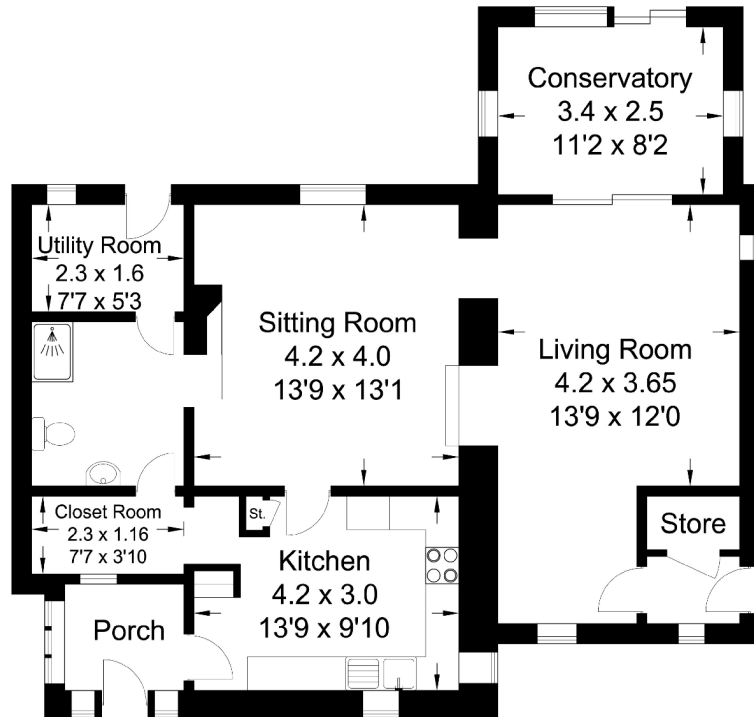
Total : 193.96 sq m / 2087.75 sq ft



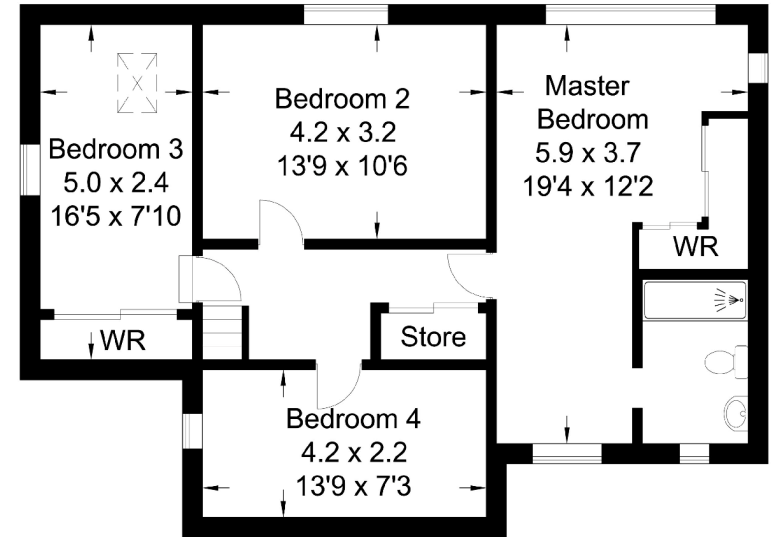
Cellar



Garage

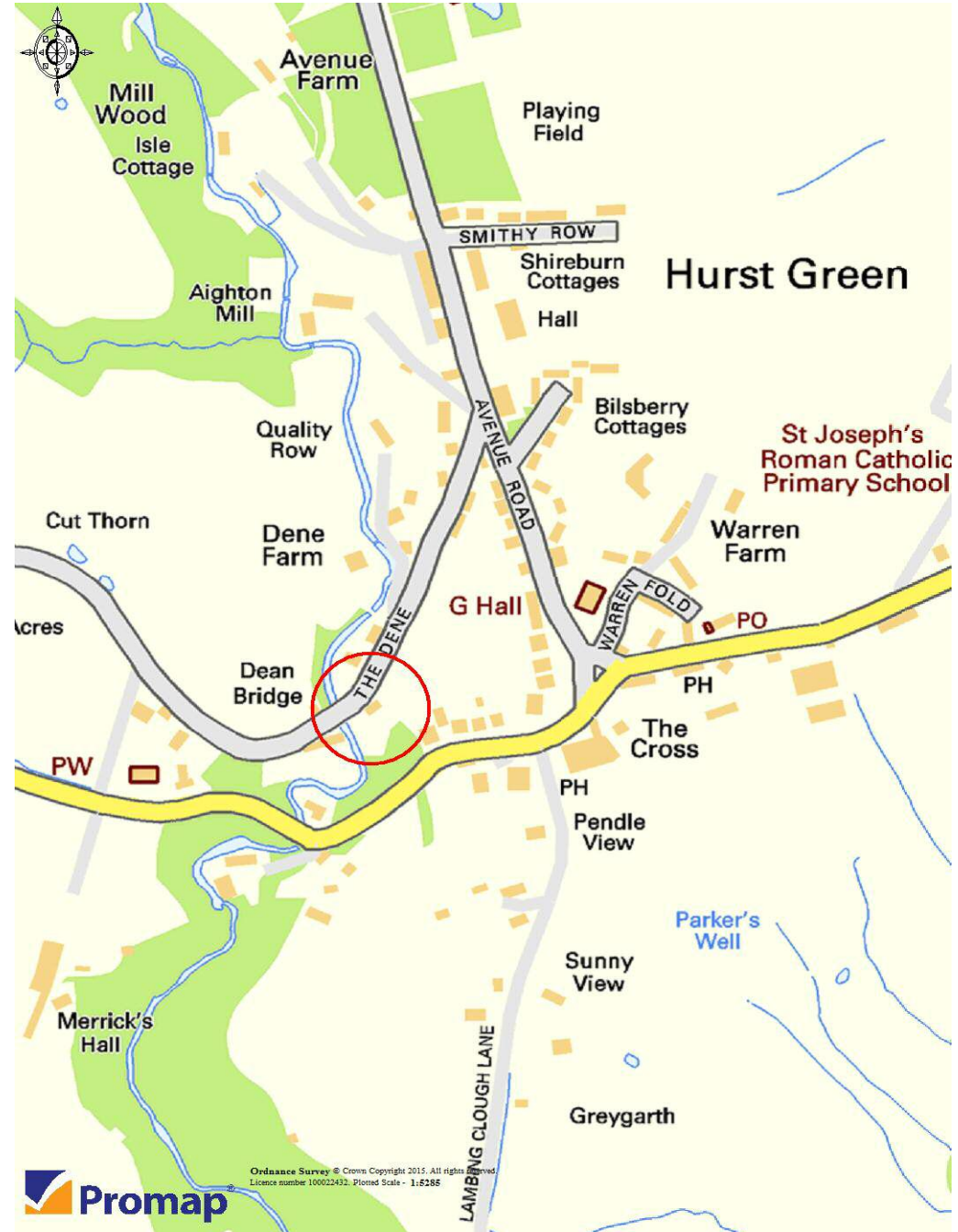
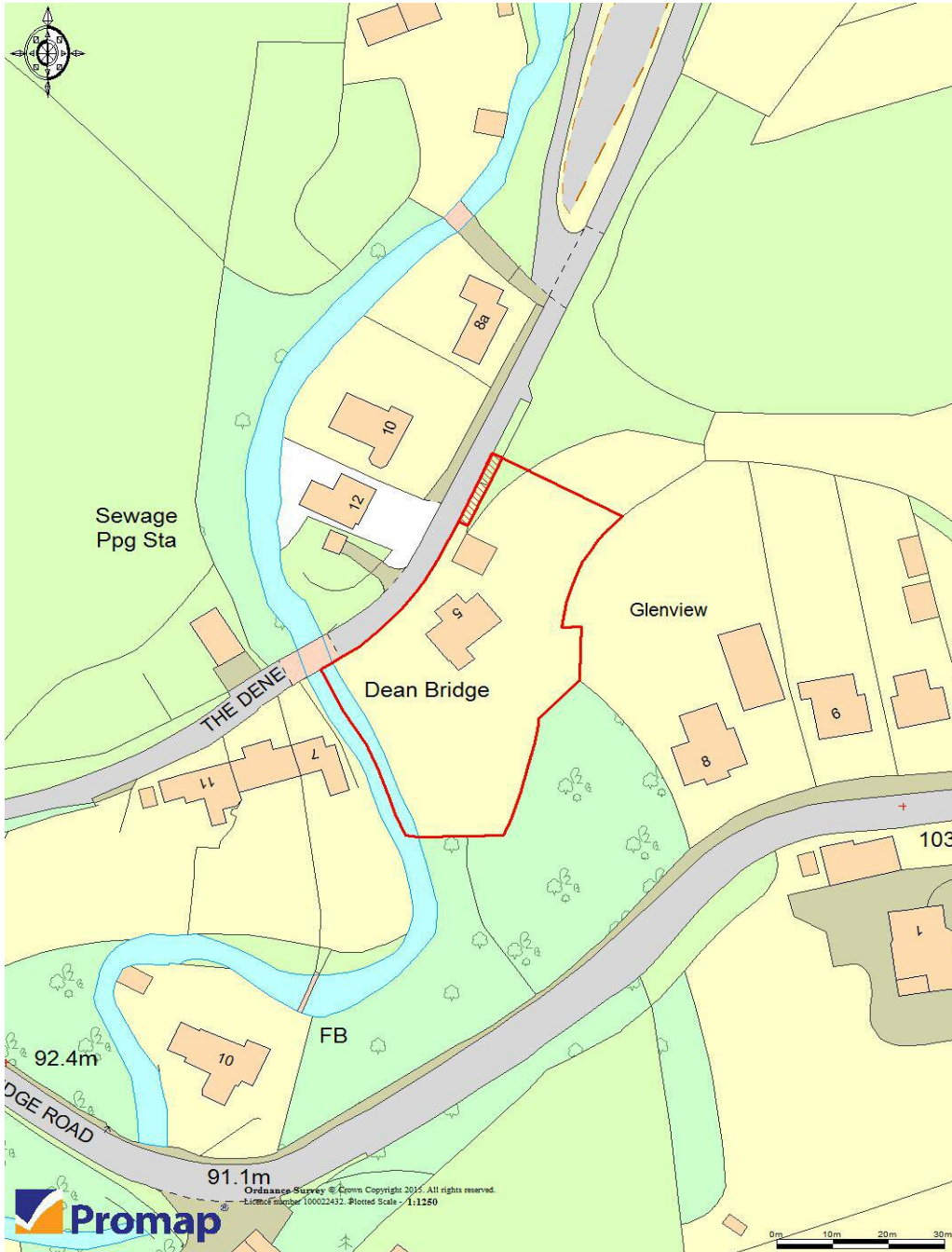


Ground Floor



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



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





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