



Standroyd

Skipton Old Road | Colne | BB8 7AE

MSW HEWETSONS

Surveyors • Estate Agents





Standroyd Skipton Old Road Colne BB8 7AE

£725,000

Distinctive detached period house located in a quiet yet accessible residential area.

Ground Floor

Reception Hallway

Double panel central heating radiator, beamed ceiling, low-voltage spotlighting and stone mantel door openings.

Study

Stone mullion sealed unit double-glazed timber window to gable elevation, original dressed stone window, single panel central heating radiator, low-voltage spotlighting and solid oak panel entrance door.

Dining Room

Stone mullion sealed unit double-glazed timber window to rear elevation, double panel central heating radiator, timber trussed ceiling and original Inglenook style arched fireplace with cast-iron canopy fireplace.

Inner Hallway

With half-glazed timber door to rear courtyard area.

Cloaks

Jacuzzi pedestal wash hand basin, Jacuzzi low-level WC, sealed unit double-glazed timber stone mullion window to gable elevation. single panel central heating radiator and cloaks hanging.

Sitting Room

Sealed unit double-glazed timber stone mullion window to front and gable elevations with oak fitted window seat. Solid oak doors, skirtings and architraves. Timber trussed beamed ceiling and low-voltage spotlighting. Feature dressed stone fireplace with raised hearth and open canopied fire, single and double panel central heating radiators.

Breakfast Kitchen

Fully fitted range of high-quality kitchen furniture by 'Simpsons of Colne' including, base and wall units with granite work surfaces and splashbacks. Including built-in twin 'Fisher & Paykel' dishwashers, twin classics shaws classic Belfast sink with chromed mixer tap, gas-fired recently installed four-oven cream Aga, corner cabinets with bow front island units, low-voltage spotlighting to ceiling and travertine tiled floor. Inglenook style dressed stone fireplace with multi-fuel cast-iron stove, sealed unit double-glazed French doors leading to front garden areas.

Rear Hallway

Utility Room

Fitted marble work surfaces with Belfast sink with chrome mixer tap, sealed unit double-glazed stone mullion windows to rear elevation and plumbed for automatic washing machine. Wall-mounted boiler supplying central heating and domestic hot water and low-voltage spotlighting to ceiling.

6-8 Church Street
Clitheroe
Lancashire BB7 2DG
Telephone: (01200) 42 41 42
Facsimile: (01200) 42 44 42

colin@mswhewetsons.co.uk liz@mswhewetsons.co.uk

www.mswhewetsons.co.uk
www.ribblevalleyproperty.com

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County Register

www.countyregister.com



Particulars of Sale

Office

Sealed unit double-glazed stone mullion windows to rear and inner gable elevation, double panel central heating radiator, low-voltage spotlighting and fitted shelving.

First Floor

Staircase

Original hung stone staircase with oak handrail.

Landing

Open landing with oak balustrade. Built-in linen cupboard.

Master Bedroom

Sealed unit timber double-glazed stone mullion windows to front elevation and gable elevation, two single panel central heating radiators and low-voltage spotlighting to ceiling.

Dressing Area

With range of high-quality fitted cupboards and sealed unit double-glazed stone mullion window to front elevation.

En-Suite Bathroom

Containing four-piece suite comprising bath, Jacuzzi wash hand basin, Jacuzzi low-level WC and fully ceramic tiled shower cubicle. Wall-mounted chrome radiator towel rail, low-voltage spotlighting and sealed unit double-glazed timber stone mullion window to inner to rear elevation.

Bedroom Three (front elevation)

Sealed unit double-glazed timber stone mullion window to front elevation, double panel central heating radiator and low-voltage spotlighting.

Bedroom Two (rear elevation)

Sealed unit double-glazed timber stone mullion window to rear elevation, double panel central heating radiator and low-voltage spotlighting.

En-Suite Shower Room

Ceramic tiled walk in shower cubicle, Jacuzzi wash hand basin, Jacuzzi low-level WC, half ceramic tiled walls, sealed unit double-glazed timber stone mullion window and low-voltage spotlighting.

Bedroom Four

Sealed unit double-glazed timber stone mullion windows to front elevation, original trussed timber beams, feature stonework and low-voltage spotlighting.

House Bathroom

Containing three-piece suite comprising panel bath, Jacuzzi wash hand basin, Jacuzzi low-level WC, fully ceramic tiled walk in shower cubicle and single-glazed timber window to rear elevation.

External

The property is approached from the highway through a wrought iron sliding security gate.

Parking

Ample parking for several vehicles to the rear of the property.

Gardens

The gardens lie mainly to the front of the property with open lawn, mature trees and surrounding hedge. Separate lawn gardens to side and rear with large flagged patio area with mature shrubs and retaining stone wall.

Summer House

Attached stone and timber summer house measuring 17'3 x 12'0 with sealed unit double-glazed garden room, separate seating area and open covered barbeque area.

Services

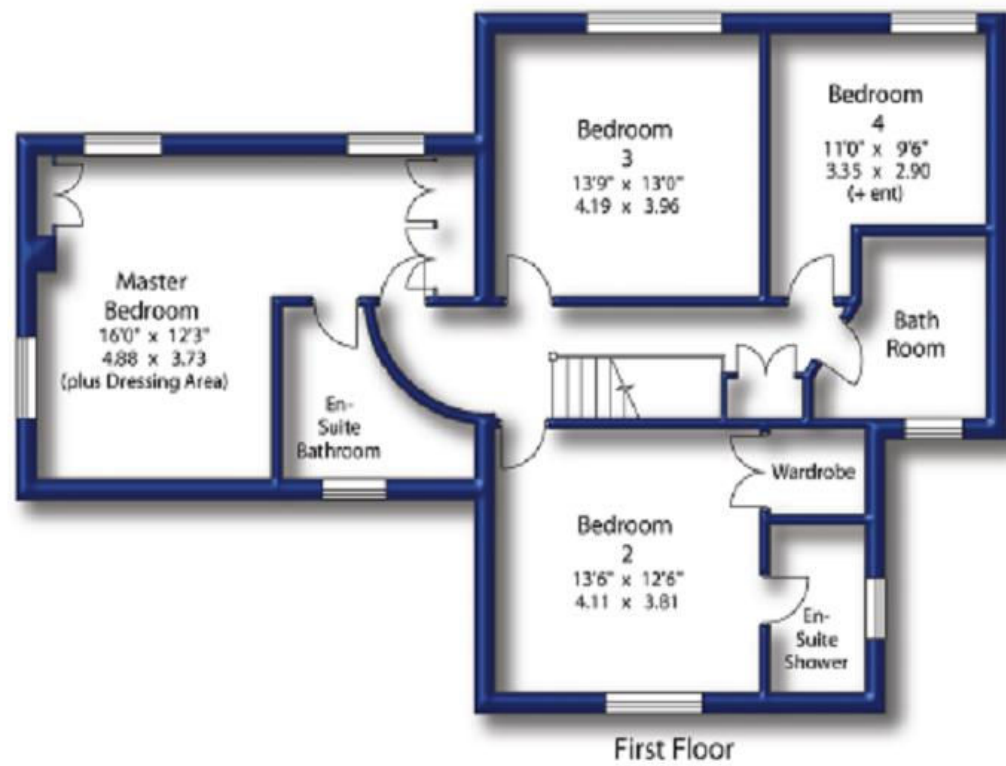
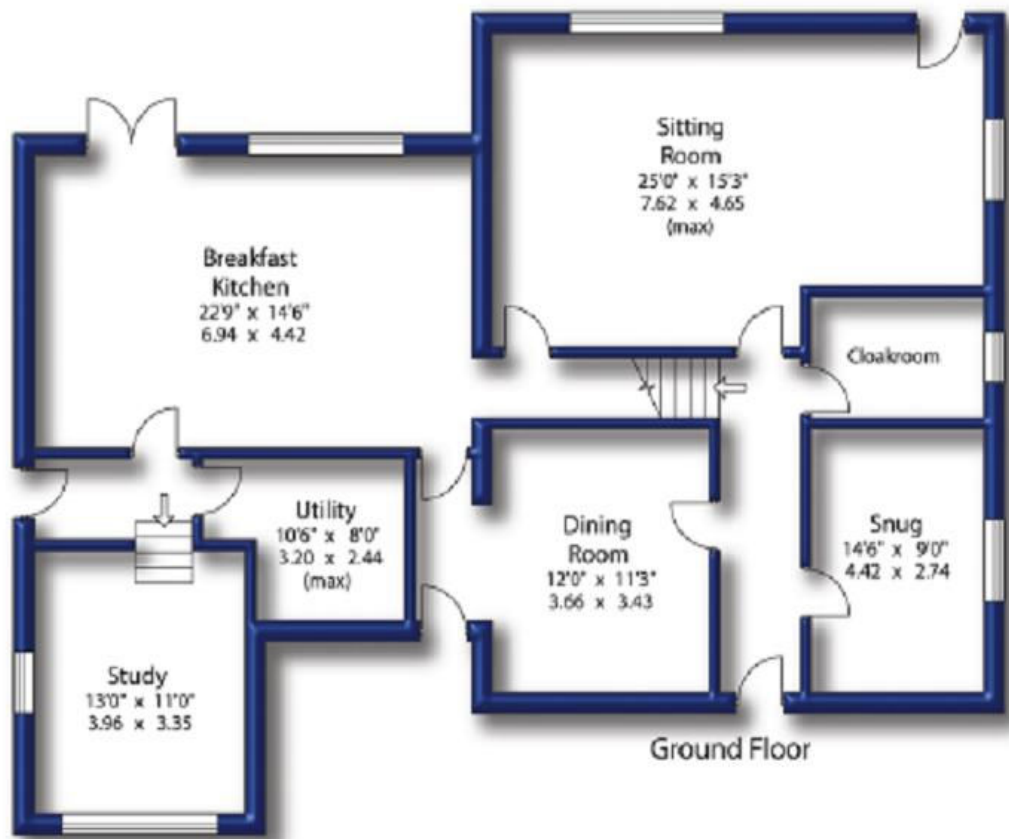
Mains electricity, mains water, mains gas and mains sewers. From planning prospective this is a Grade II listed building.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C		73	
(55-68) D				(55-68) D			
(39-54) E		47		(39-54) E	49		
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	









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