



Smithy Barn Cottage

Walker Fold | Chaigley | BB7 3LL

MSW HEWETSONS

Surveyors • Estate Agents





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Price: £500,000

A quality and characterful conversion situated in an enviable position with spectacular views. The property is constructed of stonework with pitched slate roof supported on timber.

Ground Floor

Entrance Porch

Glazed timber entrance porch. Cloaks cupboard with timber panel doors.

Reception Hallway

Solid timber and glazed entrance door, sealed unit uPVC double-glazed window to front elevation and single panel central heating radiator. Traditional timber balustrade staircase in solid oak with oak string, handrail and spindles.

Cloak Room

Containing wash hand basin on oak vanity unit with fitted mirror and storage shelving, low-level WC and wall-mounted chrome radiator towel rail.

Sitting Room

Three step staircase leading down from hallway, two double panel central heating radiators. Stone mullion uPVC double-glazed windows to gable and front elevation and sealed unit uPVC double-glazed French doors to front patio and garden areas. Beamed ceilings, clear-view stove with beaded back and raised hand-made brick hearth.

Living Kitchen

With range of high quality kitchen furniture including base and wall units with matching island bar with black granite work surfaces and splashbacks. Oak boarded flooring. Double panel central heating radiator and chrome wall-mounted radiator, sealed unit uPVC double-glazed stone mullion window to rear elevation, traditional cream enamelled oil Aga with electric side ovens and decorative tiling. Low-voltage spotlighting.

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County Register

www.countyregister.com



Particulars of Sale

Utility Room

Extension to the principal house with fitted base units with block oak work surfaces and ceramic Belfast sink with chrome mixer tap. Plumbed for automatic washing machine and dryer. Sealed unit uPVC stone mullion windows to rear elevation and Velux double-glazed skylight. Double panel central heating radiator and half-glazed stable door.

Boiler Room

Oil-fired boiler supplying central heating and domestic hot water. Fitted shelving.

First Floor

Landing

Open landing with solid oak balustrade with feature coving and centre rose.

Bedroom One

Sealed unit uPVC double-glazed windows to front and rear elevations, coved ceiling, fitted linen cupboard with cylinder, two double panel central heating radiators, coved ceiling and centre ceiling rose.

En-Suite Shower Room

Containing shower cubicle, pedestal wash hand basin, low-level WC, double panel central heating radiator, ceramic tiled walls and uPVC double-glazed stone mullion window to rear elevation.

Bedroom Two

Sealed unit uPVC double-glazed stone mullion windows to gable and front elevation, single and double panel central heating radiator, coved ceiling and ceiling rose. Range of fitted wardrobes.

Bedroom Three

Sealed unit uPVC double-glazed stone mullion window to rear elevation, double panel central heating radiator and fitted wardrobes.

House Bathroom

Containing three-piece suite comprising roll top timber plinth bath with free-standing chrome mixer tap and shower fitment, wash hand basin in timbered vanity cupboard, low-level WC, half timbered walls, underfloor heating, twin sealed unit double-glazed Velux skylights.

External

Parking

To the gable of the property is a tarmac parking area.

Garage

Detached garage constructed of brickwork with pitched slate roof supported on timber. Electrically operated up and over door, light, power and water installed and side personnel door.

Gardens

One of the most spectacular features of this property the gardens lie to the rear and side with large stone natural flag terraced patios ideal for barbeques and summer parties with tiered lawns, sheltered vegetable garden, summer house, greenhouse and garden shed.

Services

Mains electricity, mains water, oil-fired central heating and Aga and drainage to private septic tank.

Tenure

Freehold with vacant possession upon legal completion.

Council Tax Band 'G' payable for last fiscal year £2,455.94.

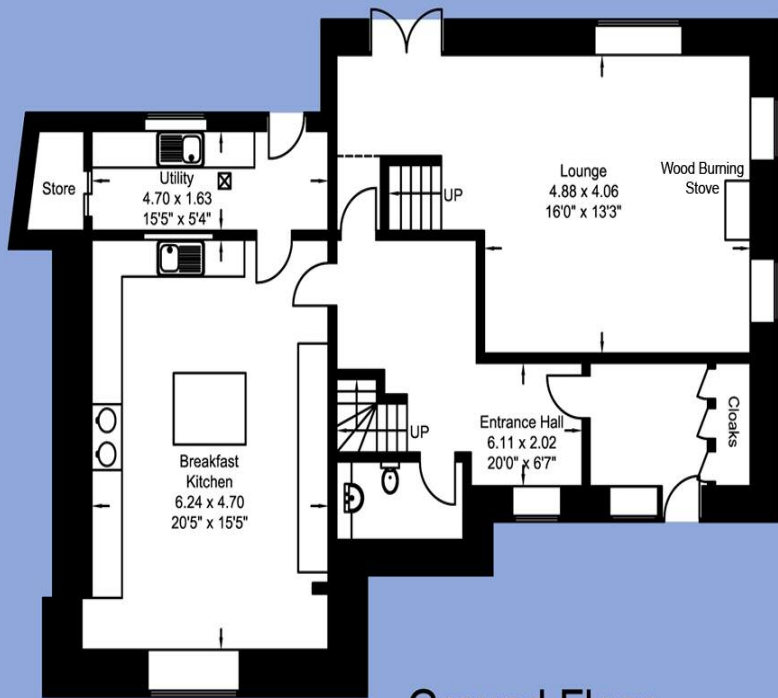
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Smithy Cottage Barn

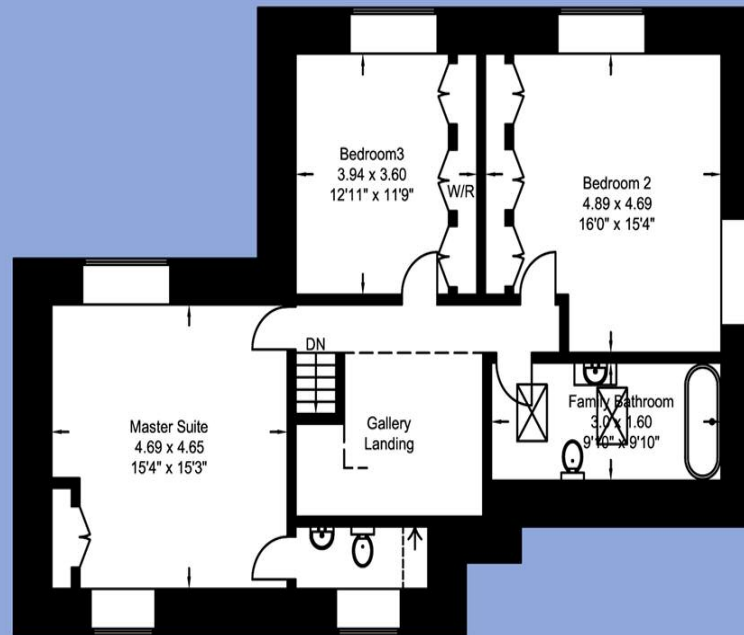
Approximate Gross Internal Area :- 215.77 sq m/ 2322 sq ft

Garage :- 28.12 sq m/ 302.68 sq ft

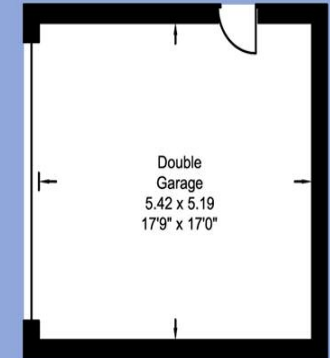
Total :- 187.65 sq m/ 2019.84 sq ft



Ground Floor



First Floor



Garage

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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Energy Performance Certificate



Smithy Cottage Barn, Walker Fold, Chaigley, CLITHEROE, BB7 3LU

Dwelling type: Semi-detached house Reference number: 8392-7628-0270-0099-5902
 Date of assessment: 01 August 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 August 2012 Total floor area: 185 m²

Use this document to:

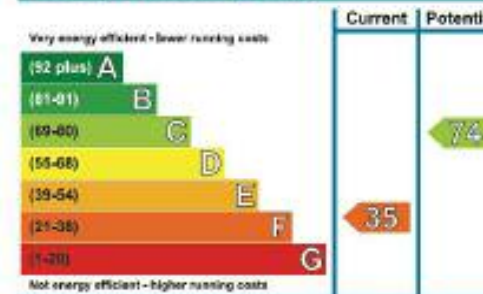
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£8,877
Over 3 years you could save	£4,383

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£453 over 3 years	£228 over 3 years	
Heating	£7,759 over 3 years	£3,963 over 3 years	
Hot Water	£886 over 3 years	£303 over 3 years	
Totals	£8,877	£4,494	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£2,384	✓
2 Floor insulation	£900 - £1,200	£327	✓
3 Draught proofing	£80 - £120	£108	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.





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