

Rock House

Church Street | Clitheroe | BB7 2DG



MSW HEWETSONS

Surveyors • Estate Agents



A BETTER PLACE IS HARD TO FIND

KEEP CALM AND CARRY ON



Rock House Church Street Clitheroe BB7 2DG

Price: £645,000

A distinctive Grade II listed classic stone Georgian town house situated in one of the most popular residential town locations in the Ribble Valley offering five bedrooms, three receptions, garaging and residential parking. The property is constructed of stonework with slate roof supported on timber.

Ground Floor Entrance Porch

Timber entrance door with glazed top light, oak boarded floor, cloaks hanging, coved ceiling, half-glazed original timber door with stained glass glazed side panels and top light leading to:

Reception Hallway

Oak boarded flooring, coved ceiling and original archway.

Sitting Room (front elevation)

Open fire with stone surround, stone hearth and traditional Adam style pine timber surround. Traditional timber single-glazed sash window to front elevation with original shutters. Original timber glass-fronted cupboards with storage cabinets beneath. Original oak broad boarded flooring, two high-stand radiators, timber beamed ceiling TV point and Bose speakers.

Office

Open fire with art nouveau brass canopied fireplace with original side tiling and half tiles, polished timber Georgian style fire surround, traditional single-glazed Georgian sash window to front elevation with original timber shutters. High-stand radiator, delph plate rail and timber beamed ceiling. Alcove with bookshelving.

Day Room (rear elevation)

Traditional single-glazed Georgian sash bay window, coved ceiling, feature arched alcove, two double high-stand radiators and arch topped double fitted cupboard. Open fire with decorative tiling, tiled hearth and ornate fire surround. TV point and Bose speakers.

Laundry / cloaks

Range of fitted storage cupboards, double panel central heating radiator, small pot sink set in window bottom with chrome mixer tap, low-level WC and single-glazed Georgian sash window to rear elevation and Fitted storage cupboard.

Lower Ground Floor Staircase

Fitted timber handrail, useful storage cupboards.

Side Porch

Laminated aluminium double-glazed doorway leading to rear decking and garden area. Secondary stairs leading to:

Kitchen

The kitchen has been created in the original vaulted cellar areas with high arched ceilings. Range of fitted kitchen furniture with polished laminate finish. Stainless steel work tops with catering style large stainless steel sink with drainer and mixer tap. Gas Aga set in original stone fireplace with steel tiled surrounds. Stone flag floor, original arched vaulted ceiling with hanging hooks, TV point, Bose speakers, double laminated aluminium doors leading to patio and gardens.

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Particulars of Sale

Dining Room

Again formed from the original arched vaulted cellars with stone flag floor, single panel central heating radiators and fitted spotlighting.

First Floor

Staircase

Traditional return staircase with brushed steel handrail and wall-mounted courtesy lighting.

Half Landing

With original feature single-glazed Georgian style window with etched stained glass boarded panels.

Main Landing

House Bathroom

Containing a four piece suite comprising roll top traditional cast iron bath and claw bath with chromed stand alone tap fitment. Fully tiled shower cubicle with chromed shower fitment, bracket wash hand basin, WC with concealed cistern, traditional Georgian style sash window and beamed ceiling.

Bedroom Two (front elevation)

Single-glazed Georgian style window to front elevation, high-stand cast radiator, beamed ceiling and fitted wardrobes.

Bedroom Three (front elevation)

Traditional Georgian style sash window to front elevation, high-stand radiator, fitted wardrobes, original basket fireplace, TV point and beamed ceiling.

Bedroom Four (front elevation)

Traditional timber sash window to front elevation, high-stand radiator, fitted wardrobes and beamed ceiling.

Bedroom Five (rear elevation)

Single-glazed sash window to rear elevation, original open basket fireplace, beamed ceiling and high-stand radiator.

Second Floor

Staircase

Return staircase with brushed steel handrail and wall-mounted courtesy lighting and half landing with fitted bookshelving.

Bedroom One

Original timber trussed beams, double-glazed skylight. TV point, eaves storage.

En-Suite shower Room

Comprising tiled shower cubicle, twin wall-mounted wash hand basins, WC, high-stand panel radiator, high-stand radiator towel rail and eaves storage.

Dressing Room

Double panel central heating radiator, beamed ceilings, double-glazed skylight and ample wardrobing and storage.

External Gardens

The property has extensive lawned gardens to the rear south elevation which offer an incredibly high level of privacy with timber decking area.

Outbuildings

Cottage and Garage

Detached cottage / garage which is ideal for garaging and storage but could be converted to an independent annex for dependant relative or work space. Electricity and water supply.

Services

Mains water, mains electricity, mains gas and mains sewerage

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax Band G £2469.39 payable 2012/13

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Energy Performance Certificate



Rock House, Church Street, CLITHEROE, BB7 2DG

Dwelling type: Mid-terrace house
 Date of assessment: 20 November 2012
 Date of certificate: 20 November 2012
 Reference number: 9204-2830-7797-9322-8121
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 276 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

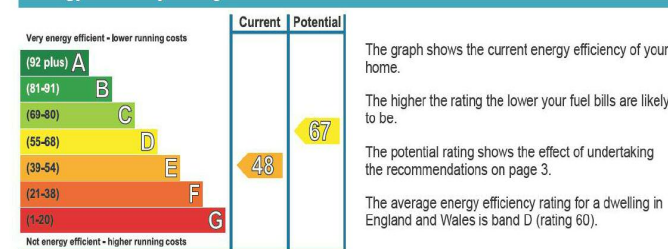
Estimated energy costs of dwelling for 3 years:	£8,862
Over 3 years you could save	£2,625

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£471 over 3 years	£285 over 3 years	
Heating	£7,644 over 3 years	£5,205 over 3 years	
Hot Water	£747 over 3 years	£747 over 3 years	
Totals	£8,862	£6,237	

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



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	£1,023	✓
2 Floor insulation	£800 - £1,200	£222	✓
3 Draught proofing	£80 - £120	£147	✓

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

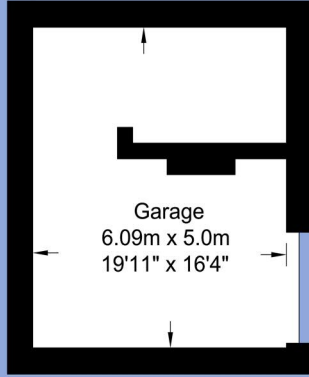
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Rock House

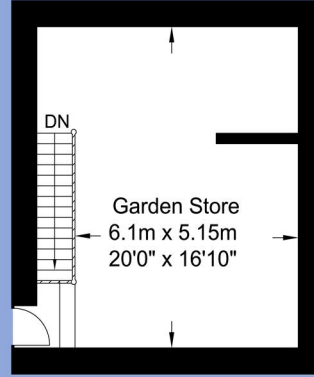
Approximate Gross Internal Area :- 288.64 sq m / 3106.89 sq ft

Garage :- 61.86 sq m / 665.85 sq ft

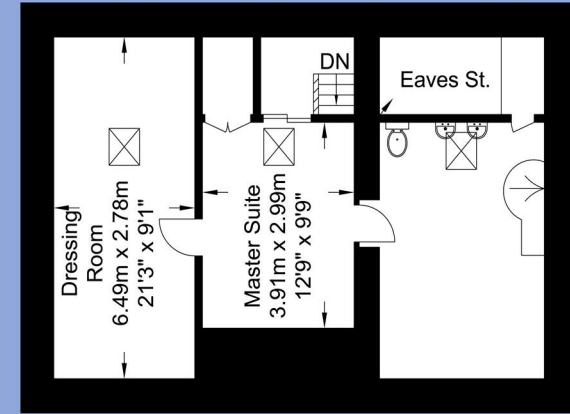
Total :- 350.5 sq m / 3772.75 sq ft



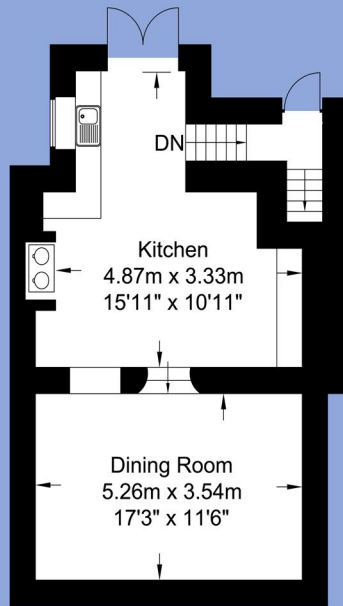
Lower Ground Garage



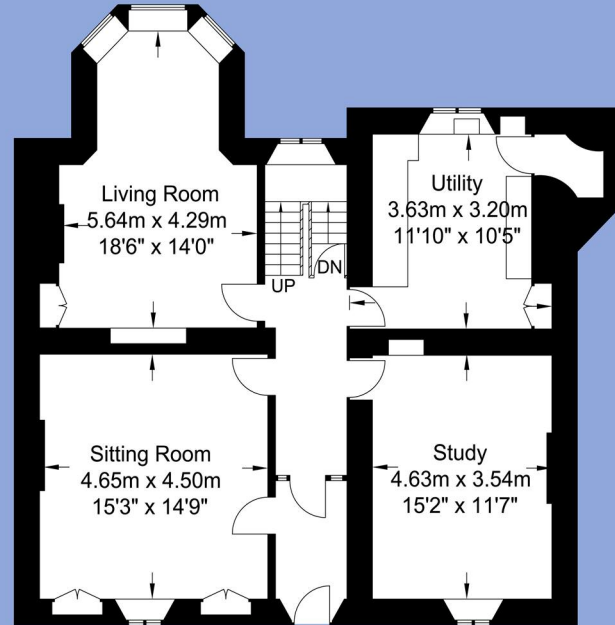
Ground Floor Garage



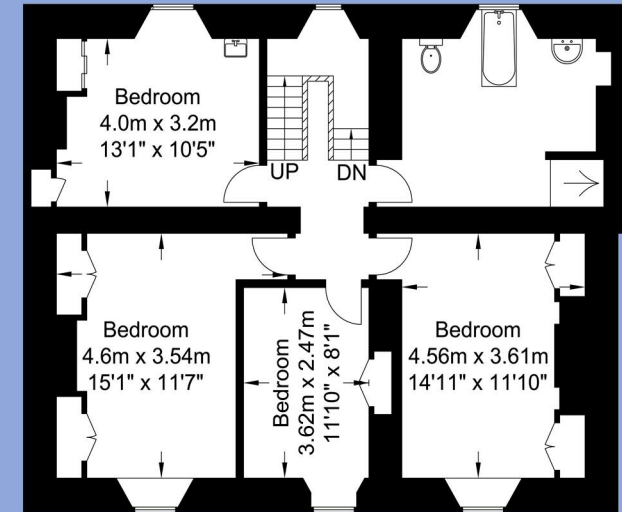
Second Floor



Lower Ground Floor



Ground 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.



92.0m
26

Crammond
Coach House

Rock House

Hall

Paradise Lane

B 6478





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