



Mearley Lodge

Primrose Road | Clitheroe | BB7 1DR

MSW HEWETSONS



Mearley Lodge

Guide Price of £795,000

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BB7 1DR

A distinctive detached private house situated in an elevated and secluded position yet within minutes of the town centre. Immaculate family accommodation with high quality fittings throughout.

The property is constructed of stonework with external rendered elevations and a pitched roof supported on timber.

Ground Floor

Entrance Porch

uPVC double-glazed entrance door and side window, Amtico floor, panel ceiling, radiator in cover and double open doors leading to:

Reception Hallway

Radiator in cover and recess display niche.

Cloaks

With pink marble chrome leg wash hand basin with chrome antique style mixer tap, low-level WC, pink marble tiled floor, sealed unit uPVC double-glazed window, coved ceiling and low-voltage spotlighting. Chrome radiator towel rail.

Living Room

Open plan living room leading from the reception hallway with sealed unit uPVC double-glazed windows to front and inner gable elevations. Dressed marble wall fire with gas open grate, three radiators in covers and partial low-voltage spotlighting. Double folding doors leading to:

Garden Room

A lovely light room with sealed unit uPVC double-glazed bi-folding doors to front elevation and double French doors to gable elevation. Amtico boarded floor, radiator in cover and low-voltage spotlighting.

Piano Room

Attractive uPVC bow window, double panel radiator and radiator in cover. Adam style fireplace with marble surround and living-gas coal basket, black marble surround and recess.

Breakfast Kitchen

Range of high-quality polished black laminate kitchen fittings with complementary block timber work surfaces and ceramic tiled splash backs. Ceramic tiled flooring, coved ceiling and low-voltage spotlighting. Radiator in cover, matching American style 'Samsung' fridge freezer, built-in 'Schott Seran' four-ring gas hob with side ceramic plate, double oven, warming oven and extractor hood over. Full wall sealed unit uPVC double-glazed window to rear elevation and double French doors. Single drainer stainless steel sink unit with mixer washer fitting and built-in dishwasher.

Rear Porch

Sealed unit uPVC double-glazed doorway and ceramic tiled floor.

Particulars of sale

Cloaks

Sealed unit uPVC double-glazed window, low-level WC and bracket wash hand basin.

Utility / Laundry

Single drainer pot sink with hot and cold supply, ceramic tiled floor, single panel radiator, fitted cupboards, plumbed for automatic washing machine and ventilation provided for a tumbler dryer. uPVC double-glazed window.

Bedroom One

Sealed unit uPVC bow window, twin fitted cupboards in dressing area and radiator in cover. Coved ceiling and low-voltage spotlighting.

En-Suite

Beautiful en-suite bathroom in pink marble with ceramic bath, pedestal wash hand basin, walk-in shower and WC. Twin uPVC double-glazed window, low-voltage spotlighting, fitted linen cupboard, radiator in cover and full wall chrome radiator towel rail.

Bedroom Two

Sealed unit uPVC double-glazed window, single panel central heating radiator, coved ceiling and fitted cupboards.

First Floor

Traditional timber turned staircase with carved handrail spindles and newel posts. Half landing with feature arched sealed unit

uPVC double-glazed window.

Landing

Principal open landing area with panelling.

Bedroom Three

Sealed unit uPVC double-glazed window, double panel central heating radiator and fitted cupboards.

Bedroom Four

Sealed unit uPVC double-glazed window, single panel central heating radiator and coved ceiling.

Bedroom Five

Sealed unit uPVC double-glazed window, coved ceiling, single panel central heating radiator and fitted cupboards.

House Bathroom

Containing four-piece suite comprising handle grip ball and claw free-standing bath, glass bowl chromed column sink with chrome free-standing tap and marble surround, 'Grohe' shower cubicle, limestone tiled floor, sealed unit uPVC double-glazed window, low-voltage spotlighting and chrome radiator towel rail.

External

The property is set in extensive mature lawned gardens with flag stone patio areas to the front and side and timber decking to the rear elevation.

Rear gardens have an abundance of floral borders with timber pergolas and Beech hedging.

Garage

Two double four-car garage and ample tarmac parking to side and front.

Services

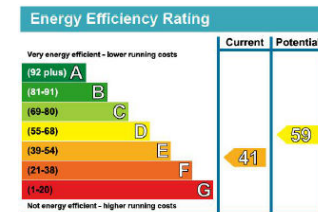
Mains water, mains drainage, mains electricity, mains gas.

Tenure

Freehold with the benefit of vacant possession upon completion.

Community Tax Band 'G'

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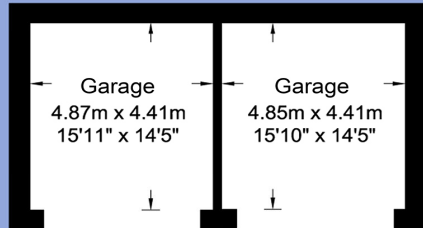
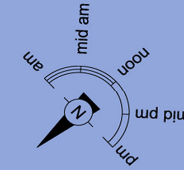
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Approximate Gross Internal Area :- 335.97 sq m / 3616.35 sq ft

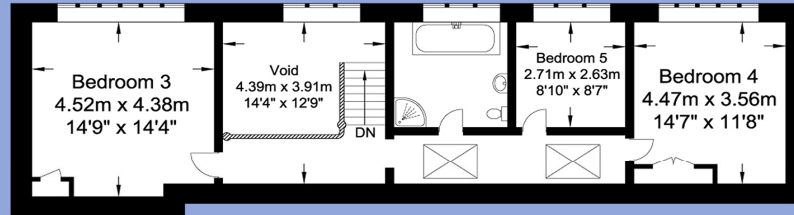
Garage :- 28.18 sq m / 303.32 sq ft

Outbuildings :- 43.78 sq m / 471.24 sq ft

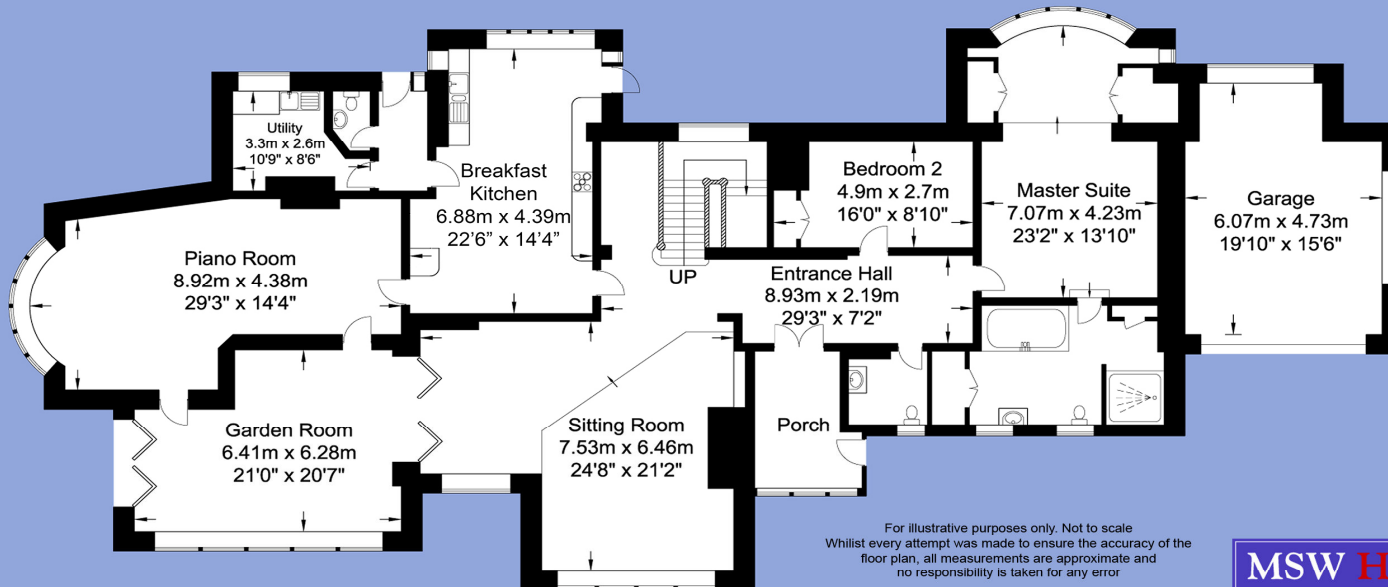
Total :- 407.93 sq m / 4390.92 sq ft



Outbuildings



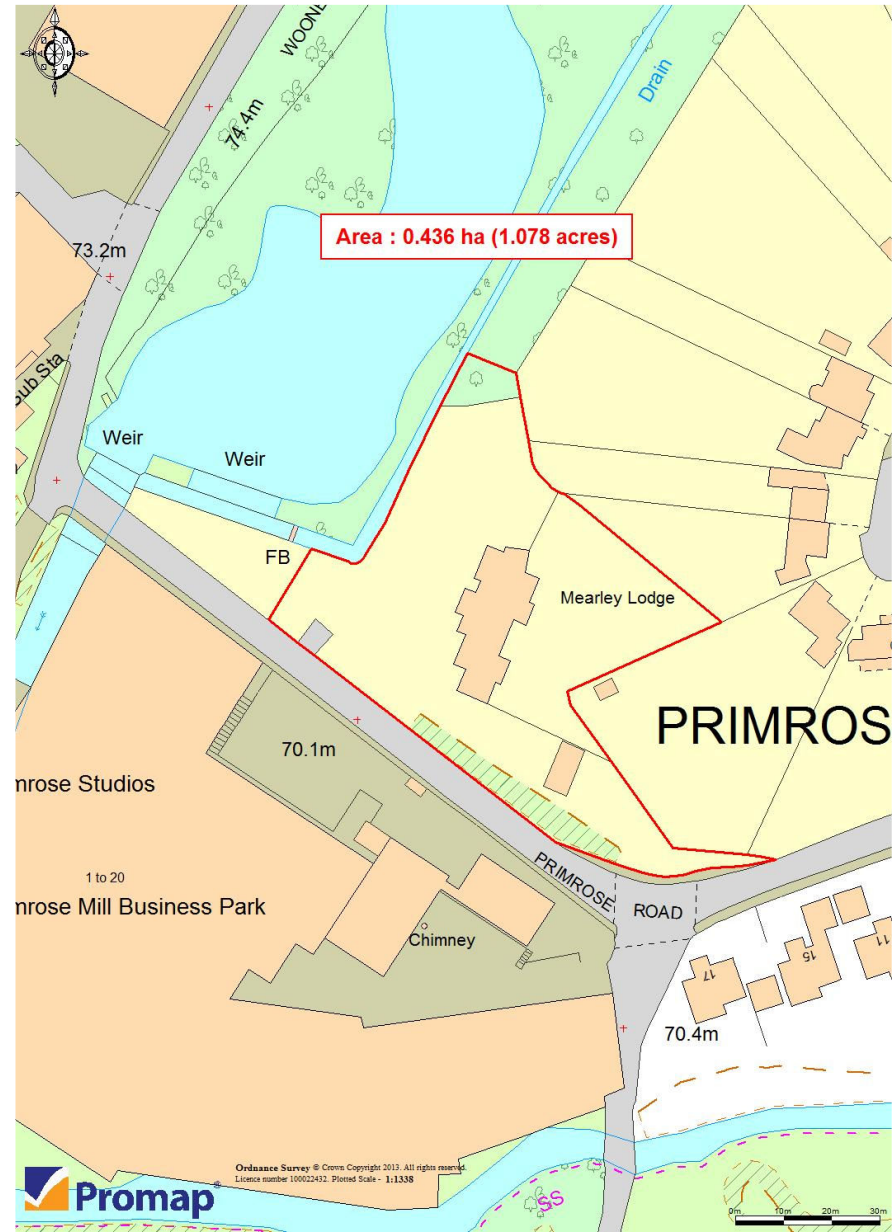
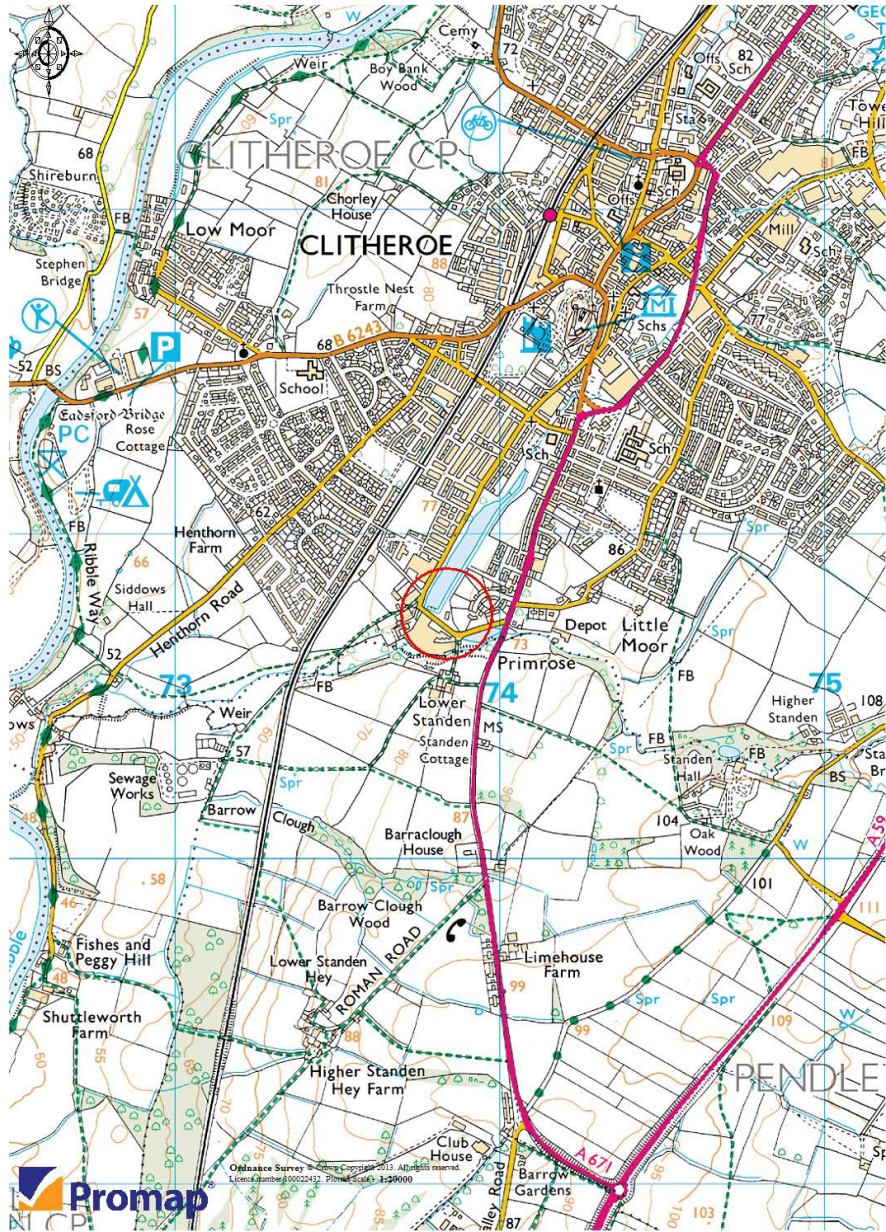
First Floor



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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Ground Floor



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





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