



Greenend

Sawley Road | Clitheroe | BB7 4RS

MSW HEWETSONS



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Guide Price of £785,000

Sawley Road | Clitheroe BB7 4RS

A lovely detached period house situated in the heart of one the Ribble Valley's most popular villages. The original section of the house goes back to the 17th Century with a subsequent Victorian extension to the east elevation and more contemporary extensions including garage and kitchen to the rear elevation.

Ground Floor

Entrance Porch

Oak door with leaded window, quarry tiled floor, timber double-glazed window to either side, oak glazed door leading to:

Reception Hallway

Oak boarded flooring, original 17th Century timber beamed ceiling and timber stanchions. Original stone mullion and leaded stained glass windows to front and rear elevations. Carved Minster style stone fireplace with raised hearth. Understairs storage.

Cloaks

With low-level WC, wash hand basin, ceramic tiled walls and floors, single panel central heating radiator, coved ceiling, spotlighting and extractor fan.

Dining Room

Attractive stone mullion Inglenook style fireplace with open fire with brass canopy, original timber beamed ceiling, original stone mullion timber glazed and leaded window to front elevation, also circular leaded stained glass window.

Breakfast Kitchen

Superb fitted kitchen with range of quality units including built-in 'Neff' microwave and fan-assisted electric oven with plate warmer, four-ring gas hob with extractor over, black granite work surfaces and splashbacks, double bowl sink with drainer, sealed unit double-glazed uPVC window to rear elevation and corner elevation and sealed unit double-glazed uPVC stable style door. Two double panel central heating radiators, built-in fridge and 'Neff' dishwasher.

Utility Room

Double-glazed timber windows to inner gable and rear, double bowl stainless steel sink unit, fitted base units, plumbed for washing machine. Fitted cupboards.

Lounge

In the 1850 Victorian section. Sealed unit double-glazed timber windows with stone mullions to front and both inner gables. Double panel central heating radiator and under window seat. Modern fitted 'Rococo' style fireplace with marble hearth and back with living-gas fire. Coving and centre rose

Particulars of sale

Inner Hallway

With feature arch leading to:

Garden Room

Glazed double doors, sealed unit uPVC double-glazed sliding patio doors to rear elevation, sealed unit uPVC double-glazed window to inner elevation, single and double panel radiators, original stone mullion window blocked back to main house.

First Floor

Traditional timber balustrade staircase leading to first floor accommodation with oak spindles, handrail and newel post.

Landing

Double landing area leading to original 17th Century section and new 1850 Victorian section.

Bedroom One

Sealed unit timber double-glazed windows to front and both inner gables, two triple panel radiators, coved ceiling and fitted wardrobes.

En-Suite Bathroom

Containing four-piece suite comprising Jacuzzi bath with antique style gold fittings, pedestal wash hand basin, low-level WC, shower cubicle, half timbered walls, fitted bathroom cabinets, two single panel central heating radiators, sealed unit double-glazed timber windows to rear and inner gable.

Dressing Room

En-suite dressing room with fitted hanging rails and sealed unit timber double-glazed window to rear elevation.

Bedroom Two

Leaded stone mullion window to front elevation, wash hand basin in unit, double panel central heating radiator, mirrored wardrobes and timber beamed ceiling.

Bedroom Three (front elevation)

Stone mullion leaded window to front elevation, fitted cupboards, beamed ceiling and double panel central heating radiator.

Bedroom Four (rear)

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

Bathroom

Containing three-piece suite comprising handle grip panel bath with shower over, pedestal wash hand basin, low-level WC, ceramic tiled walls, double radiator and sealed unit double-glazed timber window.

External

Garage

Attached garage with double and single door, light, power and water installed. Pot sink with hot and cold supply and gas boiler providing central heating and domestic hot water.

Separate detached double garage off the main entrance drive.

Parking

The property is approached via a private tarmac driveway leading to a formal stone columned and gated entrance with tarmac parking for several vehicles.

Gardens

The majority of the gardens lie to the front south elevation of the property with a number of mature Redwood Pines together with ample shrub areas and lawns with detached uPVC double-glazed summer house with surrounding patio and dining area. To the rear of the property are extensive patio gardens and shrubs.

Services

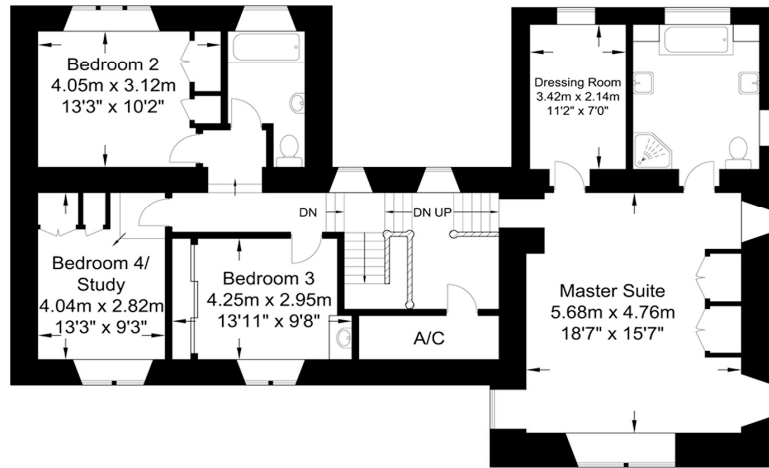
Mains electricity, mains water, mains gas and septic tank sewerage.

Tenure

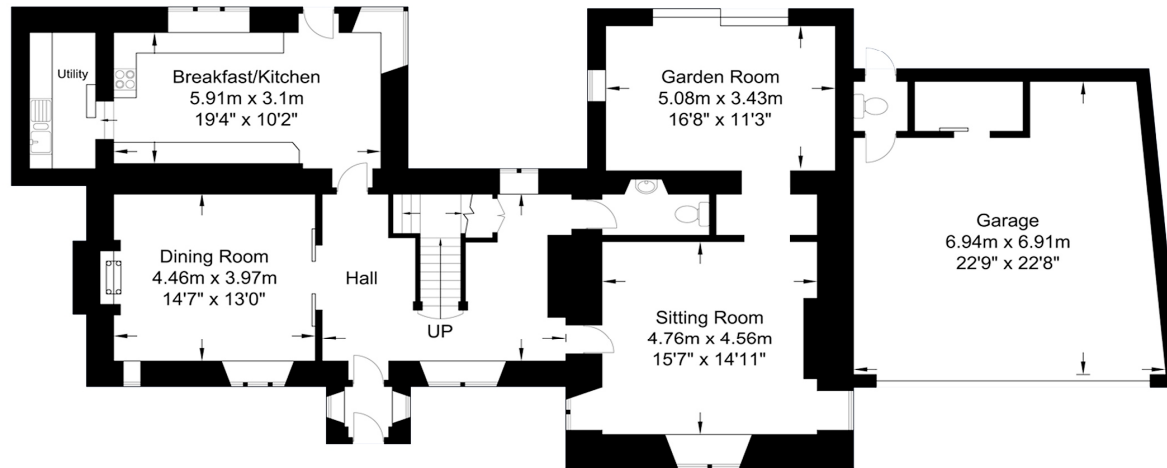
Freehold with the benefit of vacant possession upon legal completion.

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First Floor



Ground Floor

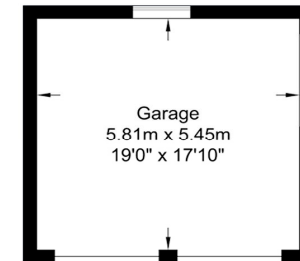
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Approximate Gross Internal Area :- 233.17 sq m / 2509.82 sq ft

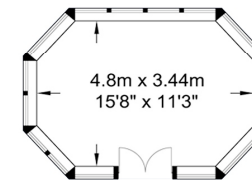
Garage :- 77.35 sq m / 832.58 sq ft

Outbuilding :- 14.89 sq m / 160.27 sq ft

Total :- 325.72 sq m / 3506.02 sq ft



Garage



Outbuilding

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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01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG