



2 Bowland View

Mill Lane | Gisburn | Clitheroe | Lancashire | BB7 4PR

MSW HEWETSONS



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Guide Price of £975,000

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A detached modern quality family home situated on a small exclusive development on the edge of Gisburn village offering great access, yet adjacent to open fields with beautiful rural views.

The property has been finished to an extremely high standard with quality fitments and features including an air source underfloor heating system to both ground and first floor, full double glazing, large open gardens, and detached double garage.

Planning permission to extend and construction of an additional garage.

Construction

The property is constructed of stonework with pitched slate roof supported on timber. Double glazed windows throughout. Underfloor heating to ground and first floors.

Accommodation comprising:

Ground Floor

Entrance Porch

Ceramic boarded style flooring, traditional timber double glazed entrance door with side panels, coved ceiling, LED ceiling lighting. Oak glazed double doors leading to:

Reception Hallway

Oak glazed double doors leading to both reception rooms, solid oak staircase with oak string, newel posts and handrail leading to first floor accommodation. Coved ceiling, LED lighting to ceiling.

Cloaks

Containing oval ceramic wash hand basins set on plinth opposite marble style cabinet drawer with wall mounted chrome mixer tap fitment, wc, ceramic boarded style flooring,

ceramic tiled walls, coved ceiling, extractor fan, LED lighting.

Living Room

Timber stone mullioned window to front elevation, coated aluminum French doors to rear elevation with access to rear patios and garden areas. Carved 'Adam' style stone fireplace with raised stone hearth and back housing multi-fuel room stove. Coved ceiling, LED spotlighting to ceiling. Twin folding louvre style doors leading to;

Garden Room

Six timber windows to rear and gable elevation, electric timber 'Velux' with rain activated closure, coated aluminum French doors leading to front garden areas. Feature timber ceiling.

Planning permission is available to significantly extend this room – full details available application no: 3/2022/0357 <https://webportal.ribblevalley.gov.uk/planning/Application/34198>.

Family Room Kitchen Dining Room

With ceramic boarded style flooring.

Kitchen

Range of high-quality fitted kitchen furniture including full wall cabinets and matching island. Island unit with seating area, illuminated door tops and concealed power point fitments. Five-ring 'Neff' ceramic hob with concealed extractor and feature surround lighting. 'Mayton' kitchen units with full chest freezer, built-in 'Neff' appliances including electric grill, electric fan-assisted oven, microwave and warming cabinet.

Dining

Separate dining area with timber stone mullioned windows to both gables, coated aluminum French doors with side timber windows, leading to rear gardens and patio. LED lighting to ceiling.

Family Room

Living area to the front of the property with timber stone mullioned windows to front elevation, seating area with tv point, coved ceiling and LED lighting.

Particulars of sale

Utility Room

Timber door and side window to rear elevation. Stainless steel sink unit with chromed mixer tap, fitted base and wall units with work surfaces, plumbed for washer and dryer machine, ceramic flooring, coved ceiling, extractor fan, LED lighting.

Pantry/ Plant Room

Containing all plumbing facilities for hot water and underfloor heating system together with technology hub. Ceramic flooring, LED lighting.

First Floor Staircase

High quality traditional oak timber staircase with full open tread oak steps, string, newels and handrail.

Landing

Open landing area with matching oak balustrade, full ceiling indent with electric 'Velux', two half ceilings with coving and LED lighting.

Principal Bedroom

Timber stone mullioned window to rear elevation, coved ceiling, LED lighting.

Dressing Room

Full range of double fitted wardrobes to either side, coved ceiling, LED spotlighting.

En suite Shower Room

Containing three-piece suite, comprising fully ceramic tiled shower cubicle with head and hand shower, oval wash hand basin on cabinet with drawers and wc. Ceramic tiled walls and floor, dual fuel chrome radiator towel rail linked to main system and/or

electricity. Electric 'Velux', coved ceiling, LED lighting, extractor fan.

Bedroom Two

Timber stone mullioned window to front elevation, coving to ceiling, LED lighting.

En suite Jack & Jill Bathroom

Containing large boat bath with chrome floor mounted tap and hand shower, fully tiled shower cubicle, wc, wash hand basin in cabinet with drawers and wall mounted illuminated and heated mirror. Ceramic floor and walls, two dual fuel chrome radiator towel rail. Timber stone mullioned window to front elevation, coved ceiling, LED lighting.

Bedroom Three

Timber stone mullioned window to gable elevation, fully fitted wardrobes, coved ceiling, LED lighting to ceiling.

En suite Shower Room

Containing three-piece suite comprising fully tiled shower cubicle, oval wash hand basin in cabinet with drawers and wall mounted illuminated and heated mirror, wc, ceramic tiled walls and floors, dual fuel chrome radiator towel rail, electric 'Velux', coved ceiling and LED lighting.

Bedroom Four

Timber stone mullioned window to front elevation, coved ceiling, LED lighting, fully fitted wardrobes, access to Jack & Jill bathroom.

External Garage

A detached double stone garage with electrically up and over door, light, power and water installed.

Entrance

The property is one of three exclusive properties on a small development on the outskirts of Gisburn. Accessed off the main highway onto an internal private road which is owned by a separate management company.

Double wrought iron electrically operated entrance gates leading to a large tarmacadam parking and turning area to front and side of property.

Gardens

The principal garden area lies to the front west elevation with garden areas to the south and east. Primarily laid to lawns with flagged and barbecue areas. Partitioned pet-friendly dog run to the rear elevation.

Services

Mains electricity, mains water, private water treatment system servicing the three properties within the development. (shared maintenance and costs)

Heating

The property is heated by a recently installed air source heat pump to underfloor wet system at ground and first floor level.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Ribbles Valley Borough Council.

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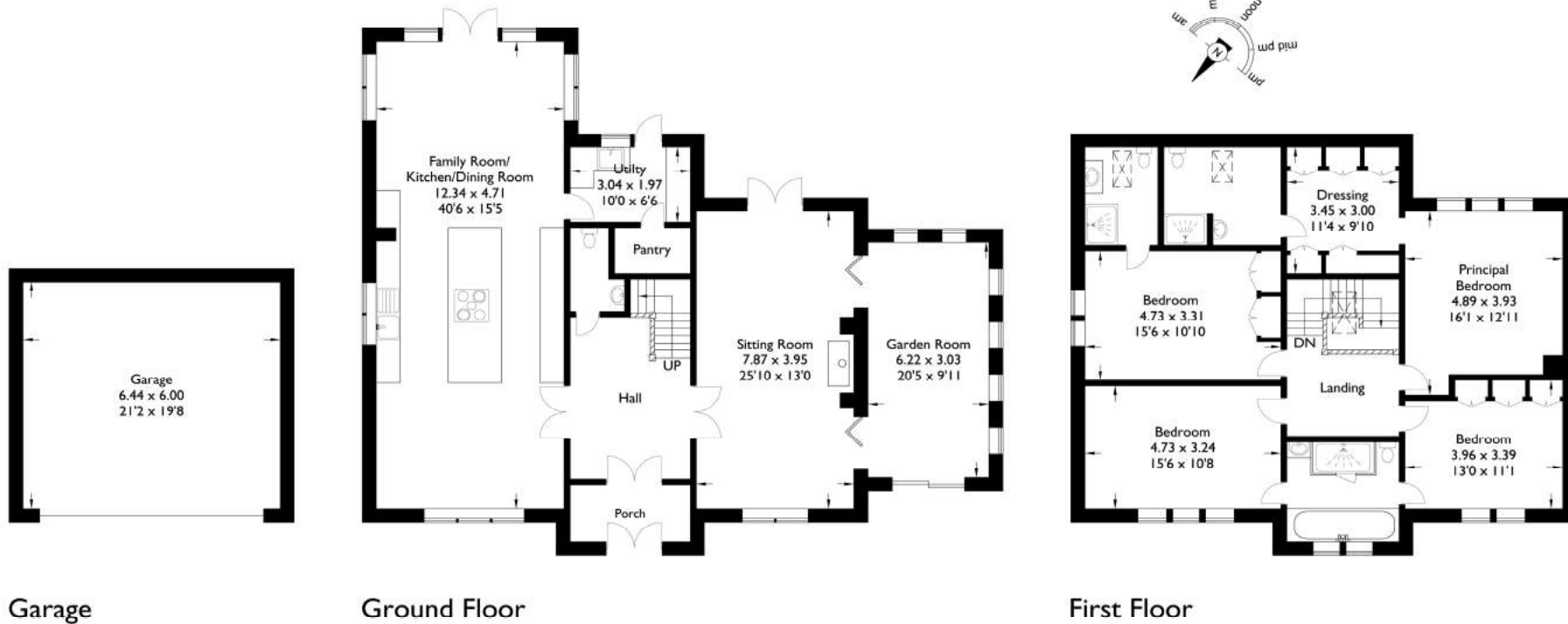
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area : 252.74 sq m / 2720.47 sq ft

Garage : 38.64 sq m / 415.91 sq ft

Total : 291.38 sq m / 3136.38 sq ft



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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