



Glebe House

Church Street | Slaidburn | Clitheroe | Lancashire | BB7 3ER

MSW HEWETSONS



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Guide Price of £2,350,000

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An elegant Georgian-style village Manor House situated in the heart of the historic and picturesque village of Slaidburn which has a thriving local community and exceptional facilities. Located in one of the most beautiful rural village settings with superb surrounding countryside giving access to numerous rural pursuits and excellent local facilities including a popular Pub, highly regarded School, Post Office and village Health Centre. The property was renovated in 1960's to reflect its original format and has much of the layout and style that is coveted from the previous house. Set in landscaped gardens extending to approximately an acre, mostly laid to lawns, with numerous mature trees and an established orchard and separate vegetable garden. Substantial detached barn used for garage and storage, original detached bothy to the rear of the house.

Clitheroe: 9.5 miles
Settle: 13.5 miles
Preston: 21 miles
Manchester: 42 miles

Distances all approximate

Construction

The property is constructed of stonework with a pitched slate roof supported on timber.

Accommodation

Ground Floor

External Porch

Stone column external porch constructed of dressed stone with cast-iron courtesy ceiling light.

Hallway

Traditional sturdy timber panelled entrance door with decorative top light. Diamond set marble tiled floor, arched timber glazed internal window, coved ceiling, ceiling light fitting. Double bevel glass timber entrance doorway with feature door surround and glass top arch.

Reception Hallway

Diamond set marbled floor, feature archway, deep skirtings and decorative door architraves. Column traditional radiators.

Snug

Traditional sash windows to gable and front elevation, column traditional radiators, coved ceilings. Wall-mounted TV fitment with speakers.

Dining Room

Feature dressed stone Adam-style fireplace set on raised hearth with basket fire and handmade brick back. Column radiators. Timber boarded flooring, feature alcove arch and cupboard, coved ceiling and central ceiling rose. Traditional sash windows to gable and front elevation, matching traditional door leading to side patio and gardens.

Living Room

Dressed stone fireplace with cast-iron inset fireplace with decorative ceramic tiled inserts and raised marble hearth. Traditional sash windows to gable elevation, column radiator, coved ceiling, ceiling rose. Double timber doors leading to breakfast room.

Shower Room

Fitted corner shower with glazed screen and chrome shower fitment, decorative style sink set on ornate cast-iron legs, WC. Chrome radiator towel rail, half-timber panelled walls, traditional sash window, marble floor.

Inner Hallway

Marble floor, panelled doors leading to cellar and kitchen.

Breakfast Kitchen Kitchen

Range of high-quality fitted kitchen furniture including stainless steel Belfast sink with chrome mixer tap, decorative tiled splash-back granite work surfaces. Fitted 'Neff' microwave, Electric 'Aga' set in tiled alcove. Stone flagged floor, ceiling lighting. Traditional sash window to rear elevation.

Breakfast Room

Stone Inglenook style fireplace with herringbone set handmade brick back with glass fronted cast-iron log stove, handmade brick chimney breast. Stone flagged floor. Traditional column radiator.

Rear Hallway

Stone flagged floor, timber panel door with decorative glazed top light.

Utility Room

Fitted base and wall units, fitted porcelain Belfast sink with mixer tap and timber side drainers, fitted cupboards, half-timber panelled walls, traditional column radiator, traditional sash window to gable elevation. Plumbed for washing machine.

Pantry

Traditional sash windows to rear and gable and elevations with timber louvred blinds. Stone flagged floor, wall shelving, storage cupboard and drawers.

First Floor

Staircases

The property has a beautiful sweeping staircase from the reception hallway with feature arched alcove and stylish balustrade with hardwood handrail, ceiling glazed. Secondary staircase leading from the rear landing back to the breakfast kitchen area, traditional timber spindle balustrade with hardwood handrail.

Landing

Open landing, column radiators and decorative balustrade.

Bedroom One

Oak boarded flooring, traditional column radiators, traditional sash windows to gable elevation, coved ceiling and lighting.

Ensuite Dressing Room

Range of high-quality fitted furniture with wardrobes and drawers with knee-hole

seating. Traditional sash windows, coved ceiling and lighting.

Ensuite Bathroom

Containing six-piece suite comprising roll top cast-iron bath with chrome floor-mounted hand shower, twin pedestal wash hand basin, WC, walk-in shower with wall-mounted shower fitment. Marble tiled floor and half-tiled walls, traditional column radiator, chrome radiator towel rail, coved ceiling and lighting. Traditional sash windows.

Bedroom Two

Traditional sash windows, traditional column radiators, coved ceiling.

Ensuite Bathroom

Containing a four-piece suite comprising panel bath with a glass screen and shower over, twin wash hand basins, WC. Tumbled-edged terracotta tiled floor, chrome radiator towel rail. Traditional column radiator, coved ceiling and lighting.

Bedroom Three

Traditional sash windows, traditional column radiators, coved ceiling, fitted cupboards.

Inner Landing

Oak boarded flooring, coved ceiling.

Secondary Landing

Oak boarded flooring, feature minstrel's gallery balustrade with hardwood handrail and feature full wall timber glazed window, ceiling coving.

Bedroom Four

Traditional sash windows, column radiators, coved ceiling and lighting.

Bedroom Five

Traditional sash windows, column radiators, fitted bookshelf, coved ceiling.

Shared Shower Room

Shared shower room for bedrooms 3 and 5. Containing a piece suite comprising circular shower, pedestal wash and basin, WC. Travertine tiled floor and walls, coved ceiling and lighting, chrome radiator towel rail.

Lower Ground Floor

Cellars

Area 1:

Floor-mounted oil boiler providing central heating and domestic water, pressurised hot water cylinder, traditional sink with hot and cold supply, glazed window, double panelled radiator.

Area 2:

Wine storage, double radiator, timber glazed side window, timber louvred door leading to separate storage area.

Area 3:

Oil storage tank, timber door leading to side staircase, understairs log storage area.

External

The property is approached from the public highway through a stone columned and wrought iron decorative gate over a cattle grid leading to a sweeping chipping drive to the front parking and turning area.

Barn/Garage

Stone columned and wrought iron gate leading to detached barn presently used as garage and storage with useful first-floor room, cobbled parking area to the front.

Bothy

To the rear of the property is an original stone bothy presently used as a garden store with timber entrance door, side windows and arch double glazed rear door way to stone flagged patio, original fireplace and chimney stack.

Greenhouse

Lean to timber greenhouse.

Gardens and Grounds

The property is set in approximately 1.6 acres of traditional gardens and grounds with numerous floral borders, established hedgerows and magnificent mature trees.

There is also a separate orchard and vegetable garden to the rear and side with a timber pergola between the rear cobbled courtyard and a detached barn.

Services

Mains electricity, mains water, oil fired heating and hot water, main sewerage.

Tenure

Freehold with vacant possession upon completion.

Council Tax

Band H payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

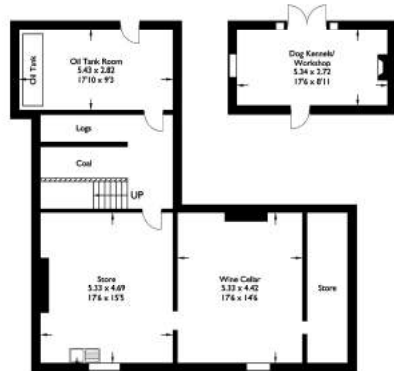
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Approximate Gross Internal Area : 373.38 sq m / 4019.02 sq ft

Cellar : 105.11 sq m / 1131.39 sq ft

Garage: 120.21 sq m / 1293.93 sq ft

Total : 598.70 sq m / 6444.35 sq ft



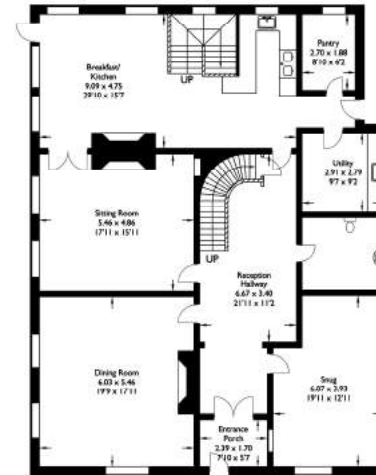
Cellar



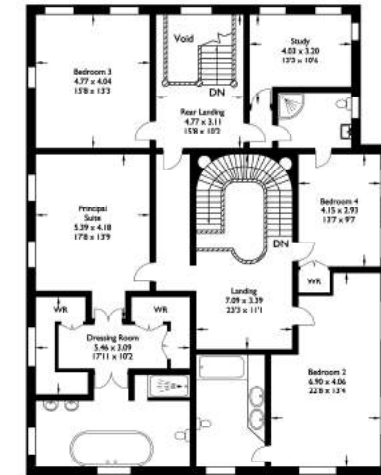
Garage First Floor



Garage Ground Floor



Ground Floor



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 approximated and no responsibility is taken for any error.







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