



# Shaw Barn

Ribble Lane | Chatburn | Clitheroe | Lancashire | BB7 4AG

MSW HEWETSONS



# Shaw Barn

Guide Price of £795,000

---

A detached barn conversion situated on a large garden plot with long distance open rural views to rear. Situated on the edge of Chatburn one of the most popular and accessible villages in the Ribble Valley. Chatburn and the close neighbouring village of Grindleton have renowned local amenities including a thriving store and popular pubs and restaurants, garden centre and garden nursery. Situated within a short drive of Clitheroe and the A59 allows access to the main business areas of both Lancashire and Yorkshire.

Excellent highly rated local schools at both primary and secondary levels in either the private or public sector.

The property has been developed to take advantage of the character of the original stock barn with numerous original features, including exposed dress stonework and timber roof trusses that have been designed to blend into a practical and sympathetic layout and quality finish.

The main reception room is situated at the first floor to take advantage of the spectacular views to both the gardens and open land beyond.

The property is in immaculate decorative condition throughout with high quality fitted kitchen and complementary high-end appliances and luxury fitted bathrooms and has the benefit of double glazing and gas central heating to radiators.

With large immaculately maintained lawn garden areas to side and rear with adjacent drive parking and detached double garage.

# Particulars of sale

---

## Ground Floor

Hallway, dining room, kitchen, utility, cloaks, study, garden room, principal bedroom and en suite.

## First Floor

Sitting room, three further bedrooms, house bathroom.

## Second Floor

Drop down loft ladder to storage.

## External

Large immaculately maintained lawn garden areas to side and rear with adjacent drive parking and detached double garage.

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.



# Property Information

---

## Services

- Mains Electricity
- Mains Gas
- Mains Water
- Mains Sewerage

## Council Tax

- Band F payable to Ribble Valley Borough Council.

## Tenure

- Freehold

## Viewings

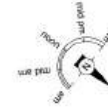
- Strictly by appointment with the agent.

# Shaw Barn

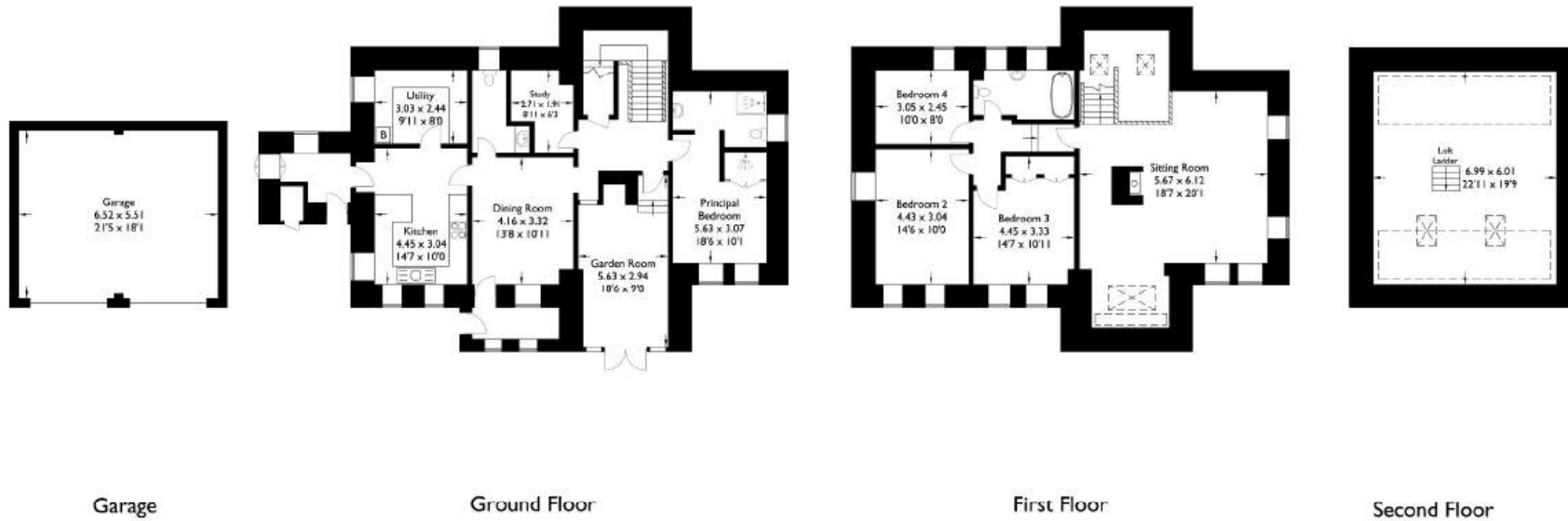
Approximate Gross Internal Area : 234.80 sq m / 2527.36 sq ft

Garage : 35.92 sq m / 386.63 sq ft

Total : 270.72 sq m / 2914.00 sq ft



----- Restricted Head Height



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.







**MSW HEWETSONS**

01200 42 41 42  
[mswhewetsons.co.uk](http://mswhewetsons.co.uk)