



# The Dower House

Park Road | Gisburn | Clitheroe | BB7 4HT

MSW HEWETSONS



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Guide Price of £900,000

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Clitheroe | BB7 4HT

A superb example of a classic Dower House which was originally built by Lord Ribblesdale of Gisburn Park. The property is situated in the heart of the village with extensive private gardens and a range of useful outbuildings. Delightful architecture including classic Georgian dressed stone façade with two storey double bay and original stone finials.

#### Entrance Hallway

Oak diamond set parquet floor, timber glazed entrance door.

#### Inner Hallway

Central heating radiator.

#### Staircase

Return staircase leading to first floor accommodation with wrought iron balustrade.

#### Drawing Room

Open fire with marble surround and decorative Adam style carved timber fireplace. Five radiators, single glazed timber windows to gable and front elevation, single glazed French doors leading to garden areas.

#### Sitting Room

Oak diamond set parquet floor, open fire with marble surround and decorative timber fireplace. Timber glazed windows to either side of chimney breast, timber glazed sash windows, radiator.

#### Dining Room

Oak diamond set parquet floor, open grate fireplace with decorative carved timber fireplace, single glazed timber bay window with radiator, crockery storage room, glass fronted crockery storage cupboards.

#### Study

Oak diamond set parquet floor, single glazed stone mullion window, radiator, fitted cupboard.

#### Inner Hallway

Understairs storage cupboard. Access to dining room.

#### Kitchen

Twin single glazed arch windows to rear elevation, range of high quality fitted pitch pine kitchen furniture with complimentary ceramic tiled work surfaces. Two single drainer stainless steel sink units, one with waste disposal. Four oven Aga with tiled splashbacks and canopy. Built in electric hob, oven and fridge.

#### Breakfast Room

Single glazed timber sash window to rear elevation, radiator.

#### Rear Hallway

Two radiators. Understairs store, Rear entrance doors to both front and rear elevation, further radiator.

#### Pantry

Single glazed timber windows, fitted shelving.

#### Utility Room

Double drainer stainless steel sink unit, ceramic tiled floor, ceramic tiled walls, plumbed for washing machine.

#### Cloaks

High level WC, bracket wash hand basin, single glazed timber window.

#### Store Room/Workshop

Fitted shelving, single glazed timber window.

#### Boiler Room

Large boiler room with twin oil fired boiler supplying central heating and domestic hot water.

# Particulars of sale

## First Floor

### Staircases

The property has two staircases one leading from the main hallway and one leading from the breakfast room/rear hallway.

### Half Landing

### Cloak Room

Cloaks hanging, partitioned low level WC, pedestal wash hand basin, radiator. Single glazed timber window.

### Principal Bedroom

Three single glazed timber sash windows to front elevation, one to gable elevation. Pedestal wash hand basin. Three radiators, fitted cupboards.

### En-suite

Shower room comprising of large walk in shower cubicle, wash hand basin vanity unit, low level WC, bidet, radiator, chromed towel rail, ceramic tiled walls, single glazed timber window to inner gable.

### Bedroom Two

Single glazed timber bay window, radiator, fitted cupboard, original fireplace, access to shower room.

### Bedroom Three

Single glazed timber bay window, radiator, access to shower room.

### Shower Room

Tiled shower cubicle with 'Mira' electric shower, low level WC, wash hand basin, ceramic tiled walls, chromed electric towel rail.

## House Bathroom

Comprising handle grip bath, pedestal wash hand basin, low level WC, walk in shower, radiator, chromed towel rail, stone mullion window to front elevation.

## Bedroom Four

With access to bedroom three, fitted cupboards, twin timber single glazed sash windows to front elevation, two radiators, main access to second landing.

## House Bathroom Two

Cast iron bath with chromed handle, low level WC, pedestal wash hand basin, radiator, ceramic tiled walls, timber glazed window.

## Bedroom Five

Original fireplace, radiator, single glazed sash timber window, fitted cupboards.

Secondary staircase leading down to Ground floor.

## External

### Outbuildings

### Workshop/Log, Coal & Garden Store

Original stone and slate workshop, two separate work areas. Light and power installed.

Attached to the rear of the workshop is a separate log and coal store along with a small garden store.

### Garaging

#### Detached Garage Block

Single garage with up and over door, light and power installed, adjoining wine store.

## Oil Storage Tank

Containing two large oil storage tanks. Workshop to rear.

## Garden Store

Large garden store, light and power installed.

## Attached Stable Block

Now used as log store and additional garaging.

## Gardens

Attractive forecourt garden to front elevation. The principal gardens are to the rear of the property which are laid out to four separate areas. Lawned gardens with floral borders and original greenhouse. Central paved pathway and patio areas.

**Garden Paddock** with mature trees.

## Tennis Court Garden

Original tennis court with beech surround hedge, now set out as a shrubbery.

## Walled Rose Garden

Lawned garden with rose beds.

## Entrance

The property is approached from a private driveway to the garage block with ample parking.

## Services

Mains electricity, mains water, oil fired central heating and domestic hot water.

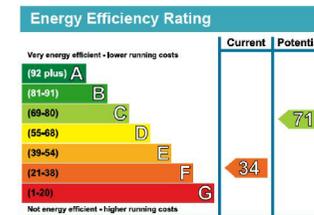
## Tenure

Freehold with the benefit of vacant possession upon completion.

## Council Tax

Band G

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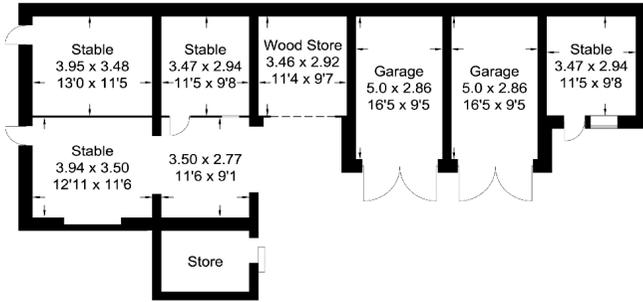
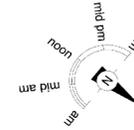
Approximate Gross Internal Area : 481.71 sq m / 5185.08 sq ft

Outbuildings : 165.31 sq m / 1779.38 sq ft

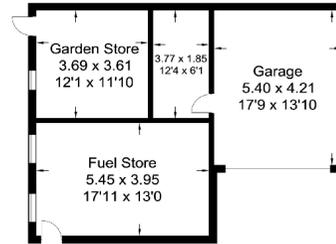
Garage : 52.73 sq m / 567.58 sq ft

Total : 699.75 sq m / 7532.04 sq ft

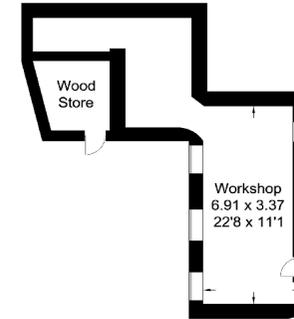
For illustrative purposes only. Not to scale  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



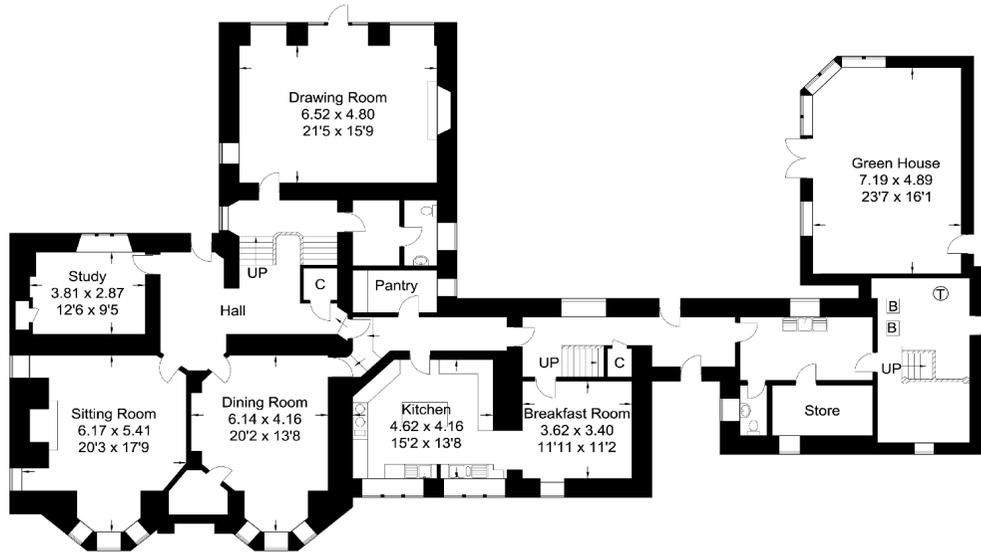
Outbuilding



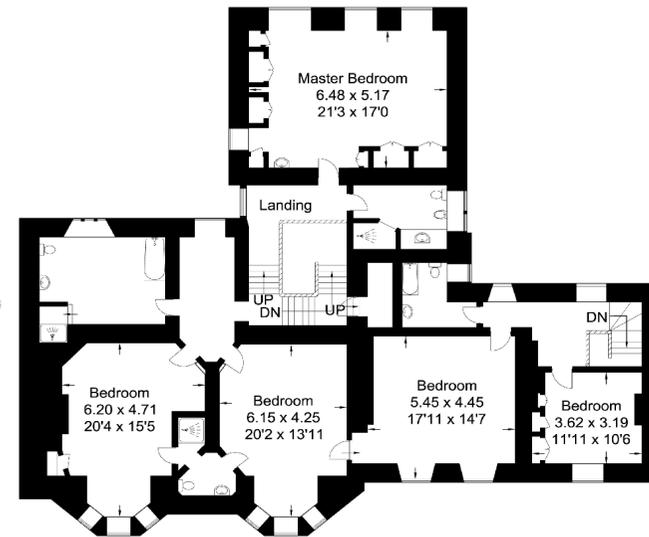
Outbuilding



Outbuilding



Ground Floor



First Floor







**MSW HEWETSONS**

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