



Beechwood Barn

Gisburn Road | Sawley | Clitheroe | BB7 4LH

MSW HEWETSONS



Beechwood Barn

Guide Price of £895,000

Additional Land Available by Separate Negotiation

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BB7 4LH

A luxury detached property situated in the Ribble Valley with spectacular views over towards Pendle Hill. The internal accommodation has been finished off to a very high standard with fitted bespoke furniture. There is an adjoining Coach House which has been finished to complement the main house and would make excellent self-contained accommodation.

Accommodation comprising:

Entrance Hallway

Double French entrance doors, two double panel central heating radiators with covers, 'Amtico' flooring, two wall light points and adjoining cloaks under the stairs.

Lounge

Solid wooden flooring, side window, two windows to the front elevation, two double panel central heating radiators with covers, stone fireplace with fan assisted wood burning stove, coved ceiling, double doors opening onto the hallway.

Sitting Room

Oak flooring, double casement window, double panel central heating radiator with cover, fitted glass fronted display cabinet, low voltage spotlighting and coved ceiling.

Kitchen/Breakfast

A range of 'Rivendel' bespoke wall and base units complimented with granite work surfaces, fitted oil fired four oven 'Aga' with adjoining ad-on cooker, stainless steel sink with half side sink, electric two ring hob, refrigerator, dishwasher. An island work station with matching granite work surfaces. Two uPVC double-glazed windows, low voltage spotlighting, part tiled walls, coved ceiling. Split level dining with solid oak flooring, double uPVC French doors to rear patio area, feature bespoke sand stone fireplace, double panel central heating radiator with cover, coved ceiling and low voltage spotlighting.

Utility Room

Solid limestone flooring, fitted base and wall units with a complimentary oak work surfaces, double 'Belfast' sink, 'Indesit' fan assisted oven, plumbed for

automatic washing machine, part tiled walls, low voltage spotlighting, coved ceiling. 'Olympic' oil fired central heating boiler, uPVC double-glazed windows and double panel central heating radiator. Adjoining built-in cloaks cupboard.

Cloaks

Containing two piece suite comprising low level WC, wash hand basin, towel rail, limestone flooring and extractor fan.

Staircase

Return staircase with spindle balustrade and oak handrail.

First Floor

Landing

Galleried landing partially opening onto the entrance hallway. Airing cupboard, coved ceiling and low voltage spotlighting.

Particulars of sale

Main Bedroom

Fitted bespoke wardrobe units, double uPVC windows, double panel central heating radiator.

En-suite Dressing Room

Fitted bespoke wardrobes.

En-suite Shower

Containing three piece suite comprising double shower cubicle, low level WC, vanity wash hand basin, double panel central heating radiator, fitted solid maple cupboard and display units with complimentary 'Quart' granite surfaces, coved ceiling.

Bedroom Two (Front Elevation)

Two uPVC windows, fitted wardrobes and draw units, coved ceiling, low voltage lighting, double panel central heating radiator.

Bedroom Three (Rear Elevation)

Two uPVC windows, fitted wardrobes and draw units, coved ceiling, low voltage lighting, double panel central heating radiator.

Bedroom Four (Rear Elevation)

uPVC window, single panel central heating radiator.

En-suite Dressing Area

En-suite Shower

Containing three piece suite comprising vanity wash hand basin, shower, low level WC, single panel central heating

radiator, uPVC window, low voltage spotlighting, coved ceiling.

Bedroom Five/Study

Fitted book shelving, uPVC window, single panel central heating radiator, coved ceiling and low voltage spotlighting.

House Bathroom

Containing three piece suite comprising double shower cubicle, roll top bath, low level WC, towel rail, uPVC window, fully tiled floor and walls.

Coach House

Separate access and staircase to first floor apartment.

Lounge

uPVC double window, double panel central heating radiator, cast iron wood burning stove on a stainless steel hearth with matching return, low voltage lighting, coved ceiling.

Kitchen/Dining

Laminated base and wall units, oak laminate flooring, single drainer with one and half sink unit, part tiled walls, single panel central heating radiator, plumbed for automatic washing machine, electric hob, electric oven, extractor fan, uPVC window.

Bedroom One

uPVC window, single panel central heating radiator, low voltage lighting, coved ceiling.

Bedroom Two

Double panel central heating radiator, skylight window.

Bathroom

Containing three piece suite comprising shower, low level WC, vanity wash hand basin, oak laminate flooring, extractor fan, single panel central heating radiator and low voltage lighting.

External

Garage

Triple garage beneath the Coach House with three electric up and over insulated entrance doors, light and power, integral storeroom to the rear of the garaging. Adjoining the Coach House is a large lean-to stone stable block suitable for up to five horses, power and lighting and two 'Velux' windows.

Parking

There are electrically operated double entrance gates leading to a turn round area with space for several vehicles. There is also extra parking to the side of the Coach House.

Gardens

The property lies in approximately half an acre of formal gardens mainly laid to lawn. To the rear of the property is a patio and timber decking area with lighting.

Land

Additional land available by separate negotiation, 17 acres.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

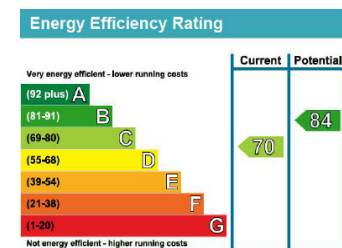
Services

Mains electricity, mains water and sewerage to septic tank.

Council Tax

Band G

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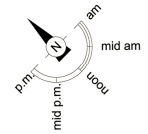


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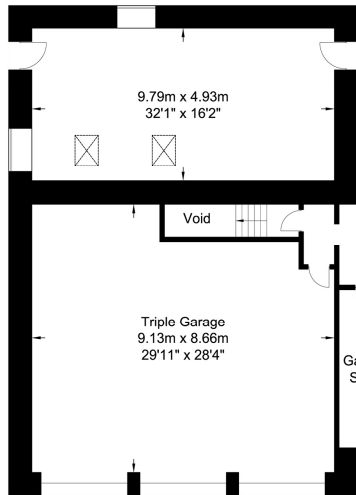
Approximate Gross Internal Area : 327.99 sq m / 3530.45 sq ft

Garage ; 155.26 sq m / 1671.20 sq ft

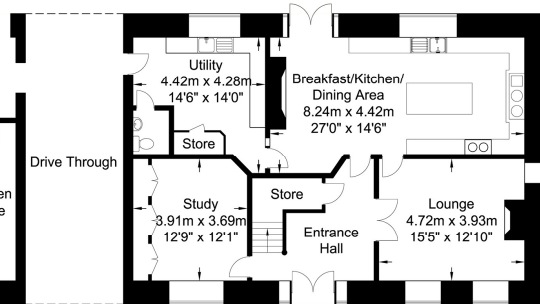
Total : 483.25 sq m / 5201.66 sq ft



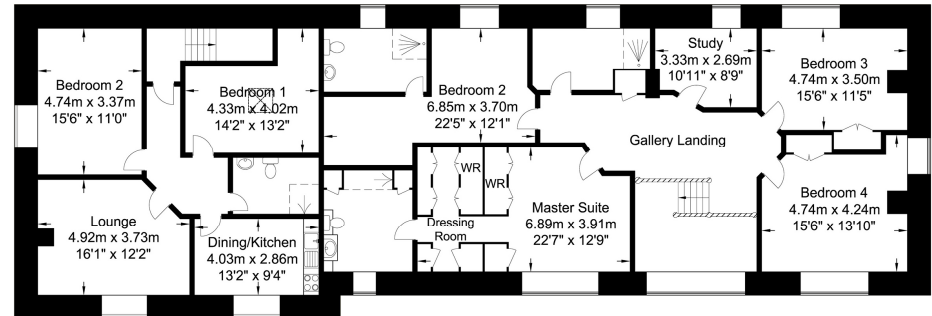
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage



Ground Floor



First Floor

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