



Clerk Laithe Barn & Lodge

Guide Price of £850,000

Newton In Bowland | Clitheroe
Lancashire | BB7 3DY

Clerk Laithe Barn and Lodge is a unique opportunity to purchase a beautiful rural home and lifestyle business or alternatively can be occupied as two dwellings or even amalgamated together to form one property. The barn has been developed from an original stock barn, the lodge although sympathetically constructed with local materials is actually a contemporary build.

The property is situated just out of Newton in Bowland, with spectacular views overlooking the village and the Hodder Valley. The barn is presently a private residence and the lodge is used as a five bedroom bed and breakfast business.

Clerk Laithe Barn

Construction

Traditional course stonework with pitch slate roof supported on timber.

Accommodation comprising

Ground Floor

Entrance Porch

Timber panelled entrance door.

Living Kitchen

Range of high quality fitted base and wall units with matching island preparation and breakfast area with timber blocked work surfaces to both the kitchen area and the island. 'Rangemaster' dual fuel Calor gas and electric double oven and grill with 'Rangemaster' hood, 'Belfast' sink with chromed shower tap, two double glazed hardwood windows to gable elevation, slate floor, two double panel central heating radiators.

Bedroom One

Double glazed timber windows to gable and rear elevations, single panel central heating

radiator, ceiling spotlighting, pedestal wash hand basin.

Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level w.c.

Sitting Room

Original double glazed timber window to barn archway, open grate fire, double glazed timber French doors, open high level ceiling to original timber truss's and timber balustrade.

Utility/Preparation Room

Range of base and wall units, single drainer stainless steel sink, double glazed timber window to rear elevation, double glazed leaded skylight. Wall mounted 'Worcester' oil fired boiler providing central heating and domestic hot water. Plumbed for washing machine and dryer, single panel central heating radiator, linen storage cupboard.

Inner Hallway

Bathroom

Three piece suite comprising roll top, ball and claw bath with chromed antique style mixer

tap and shower fitment, low level w.c, pedestal wash hand basin, double glazed timber window to rear elevation, single panel central heating radiator.

Bedroom Two

Double glazed timber French doors to gable elevation, double glazed timber window to rear elevation, double panel central heating radiator, spotlighting to ceiling.

Rear Porch

Leading to external doorway.

First Floor

Staircase

Landing

Open gallery landing with timber balustrade, original timber truss ceiling, double panel central heating radiator.

Bedroom Three

Double glazed timber window to rear elevation, double panel central heating radiator, spotlighting to ceiling.

Particulars of sale

Bathroom

Three piece suite comprising corner spa bath with 'Mira' electric shower over, pedestal wash hand basin, low level w.c, double panel central heating radiator, extractor fan, ceiling spotlighting.

Gallery Lounge

Open timber minstrel balustrade to dining kitchen, twin leaded skylights, double glazed timber window to gable elevation, double panel central heating radiator, under eaves storage cupboards.

External

There is a private drive leading off the main highway with ample parking and land extending to approximately 5 acres.

Clerk Laithe Lodge

Construction

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

Accommodation Comprising

Ground Floor

Entrance Porch

Double glazed hardwood entrance door with side window, double panel central heating radiator, single glazed internal screen leading to –

Breakfast/Dining Area

Set out for breakfast/dining for 12 guests, double glazed picture window to front elevation, double panel central heating radiator, double glazed small window to front elevation.

Bedroom One

Accessed from the main entrance hallway. Double glazed hardwood door to gable elevation with spectacular views to countryside and Newton In Bowland village. Double panel central heating radiator.

En Suite Shower Room

Three piece suite comprising full corner shower cubicle, pedestal wash hand basin, low level w.c, extractor fan, ceiling lighting.

Bedroom Two

Accessed from breakfast/dining room. Double glazed hardwood window to front elevation, double glazed hardwood side doorway gaining access to rear patio areas and gardens.

En Suite Shower Room

Three piece suite comprising, corner shower cubicle, pedestal wash hand basin, low level w.c, extractor fan, ceiling lighting, single panel central heating radiator.

Kitchen

Range of fitted base and wall units, single drainer stainless sink unit, 'Belling' extractor hood. Plumbed for washing machine, double glazed hardwood window to rear elevation.

Cloak Room/Store Room

Low level w.c, bracket wash hand basin, single panel central heating radiator.

First Floor

Open staircase with oak double handrail.

Bedroom Three

Double glazed hardwood window to gable elevation, 'Velux' skylight, double panel central heating radiator.

En Suite Shower Room

Comprising corner shower cubicle, pedestal wash hand basin, low level w.c, single panel central heating radiator.

Bedroom Four

Two 'Velux' skylights, double panel central heating radiator.

En Suite Shower Room

Containing full shower cubicle, pedestal wash hand basin, low level w.c.

Store Cupboard

Linen storage cupboard off landing.

Bedroom Five

Accessed from separate stone staircase to gable elevation. Double panel central heating radiator, two 'Velux' skylights.

En Suite Shower Room

Containing full shower cubicle, pedestal wash hand basin, low level w.c, single panel central heating radiator.

Services

Gas fired central heating via a propane cylinder. 2 Solar Panels located at the rear of the Lodge on the ground that supplement the heating of water in the Lodge.

Gas: Each property has individual propane tank for central heating and domestic hot water to the lodge, however, only providing cooking facilities to the barn.

Oil: Tank to the barn Supplying central heating and domestic hot water via a Worcester boiler. (the vendors do intend to replace this boiler with a gas boiler using the installed propane tank)

Water: Main supply.

Sewage: Private septic tank within the curtilage of the property.

Planning: The vendors have gained planning permission to adjoin the two properties to form one large residence. Also a pre planning approval is in place for a farm shop and two rural units. A pre planning application has been submitted to put in four high quality timber Scandinavian style holiday lodges.

Internet: BT supply 45 MB (B4RN - The private rural apply is presently in Chipping and is destined to the area in approximately two years which should provide 1 GB)

Council Tax

Band G payable to Ribble Valley Borough Council.

Tenure

Freehold with the benefit of vacant possession upon completion.

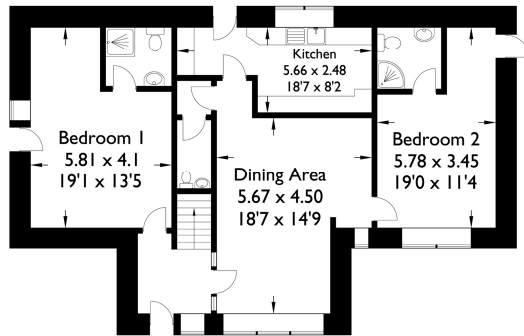
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Clerk Laithe Lodge

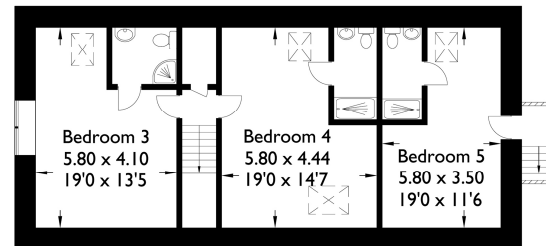
Approximate Gross Internal Area of Lodge :- 170.92 sq m / 1839.76 sq ft

Barn :- 207.89 sq m / 2237.70 sq ft

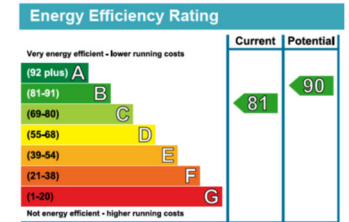
Total :- 378.81 sq m / 4077.47 sq ft



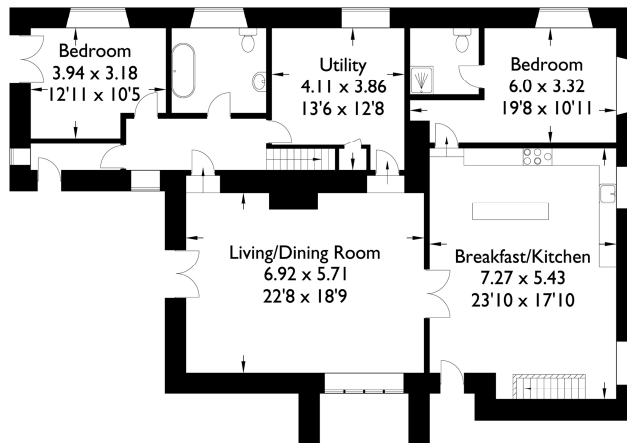
Lodge
Ground Floor



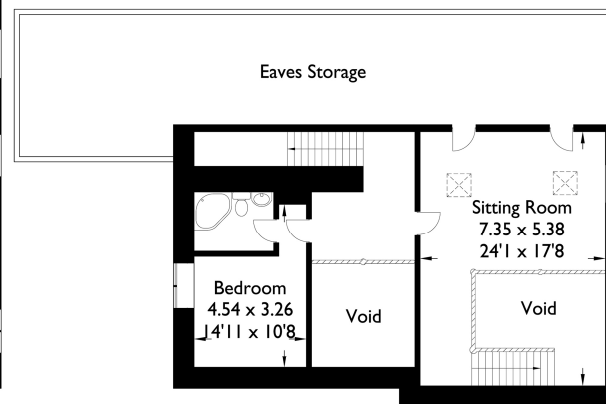
Lodge
First Floor



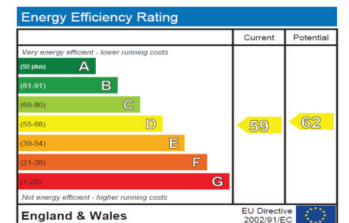
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

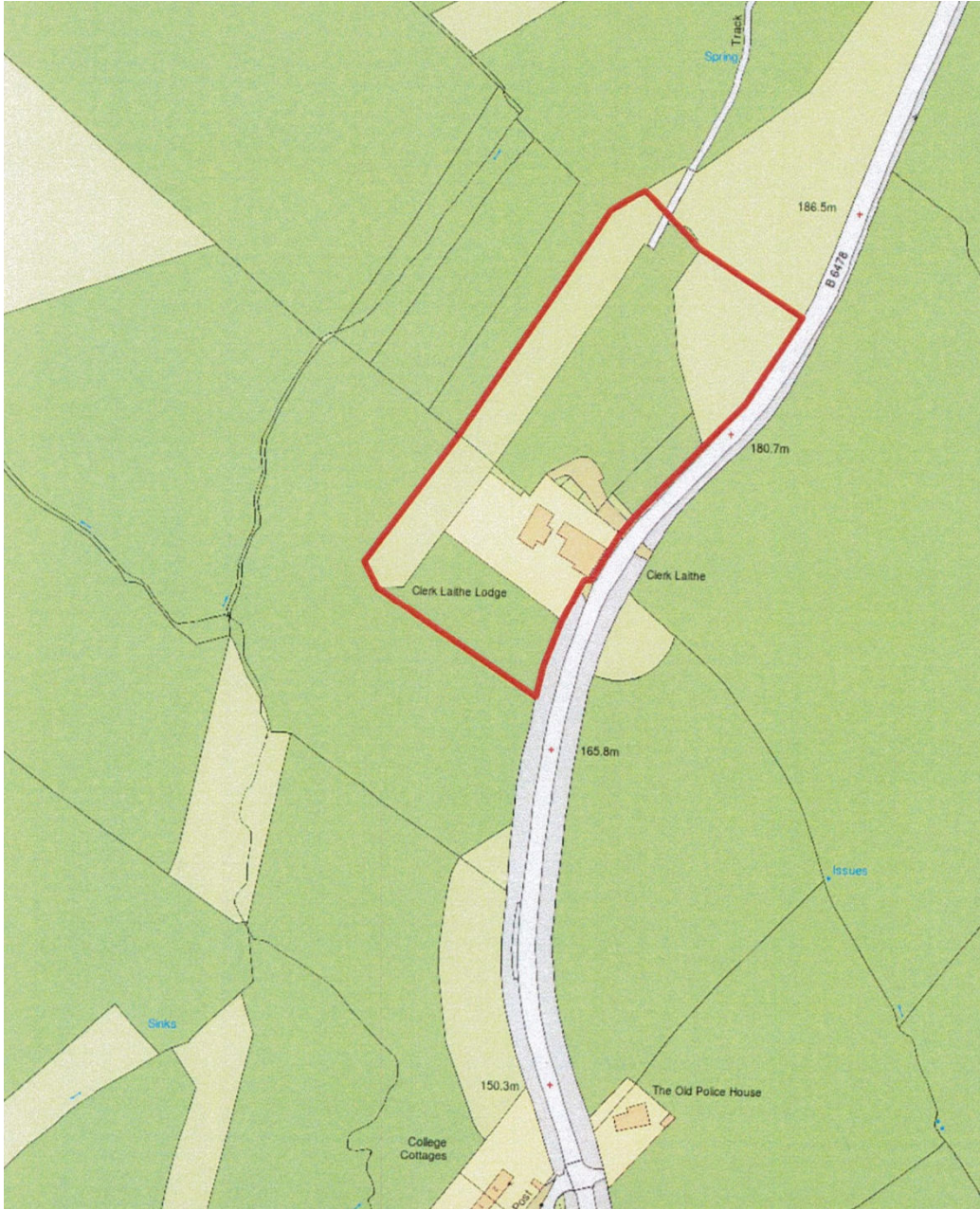


Barn
Ground Floor



Barn
First Floor









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01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG