



Graythwaite

39 Clitheroe Road | Whalley | Clitheroe | Lancashire | BB7 9AD

MSW HEWETSONS



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Guide Price of £1,250,000

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A significant and historic private house located in a prominent position on the outskirts of Whalley village with outstanding architectural merit and a wealth of quality original features. This period home has extensive family accommodation with the benefit of high-quality fixtures and fittings. Situated in private mature gardens and easily accessible for the local facilities of the village yet commutable to the main business centres of the north-west.

Construction

The property is constructed of high quality red brickwork with dashed elevations, blue slate roof supported on timber.

Accommodation Comprising

Ground Floor

Entrance Porch

Feature leaded brass entrance timber panelled doorway, feature circular leaded window, tiled flooring, panelled walls and ceiling, leaded timber doorway leading to –

Reception Hallway

Magnificent reception hallway with feature wall panelling and oak staircase with matching minstrel gallery with glazed skylight. Living coal effect corner tiled fireplace with historic carved panel over, double glazed leaded oak window to front porch, two radiators with oak coverings.

Sitting Room

Double glazed leaded bow window to front elevation, double glazed leaded timber window to gable elevation. Two double panel central heating radiators, delve plate rail and coving, low voltage spotlighting, feature wall mounted gas fireplace with marble surround.

Dining Room

Double glazed leaded bay window to front elevation, double panel central heating radiator in cover, feature wall panelling and timbered ceiling, low voltage spotlighting. Dressed stone fireplace and hearth with living gas coal effect fire, timber panelled chimney breast and sides, double glazed leaded side window.

Rear Hallway

Two single panel central heating radiators, double glazed timber windows to rear elevation, leading to –

Drawing Room

Double glazed leaded timber windows to front and gable elevations, timber single glazed windows to either side of chimney breast. Carved stone open grate fireplace with feature timber surround with carved mantle, stone hearth and raised timber plinth, three double panel central heating radiators, beamed and latted ceiling with low voltage spotlighting.

Butler's Pantry

Double glazed timber leaded window to gable elevation, 'Belfast' sink with marble surround and mixer tap. Fitted cabinets and linen drawers.

Snooker Room

Four double glazed leaded timber windows to gable elevation, single glazed timber side

doorway, double panel central heating radiators, ceiling lighting.

Cloak Room

Low level w.c., bowl wash hand basin with chromed mixer tap set on feature glass plinth, marble tiled walls and flooring, ceiling lighting. Separate cloak hanging area with oak cupboards.

Boiler Room

Off from cloak room with 'Worcester' boiler providing central heating and domestic hot water.

Storage

Under stairs storage and cloaks area.

Kitchen

Superb quality kitchen by 'Simpsons of Colne' range of solid oak kitchen furniture including island unit, small 'Belfast' sink with mixer tap and marble top. Built in 'De Dietrich' microwave and grill. Double 'Belfast' sink to main units with mixer tap, marble work surfaces and tiled splashbacks. Built in 'De Dietrich' double induction hob, double 'Fisher & Paykel' dishwashers. Built in 'Liebherr' fridge, gas fired 'AGA' in black with complimentary recessed tiling and courtesy lighting. Marbled tiled flooring, spotlighting to ceiling. Double glazed timber windows to rear and gable elevations, wall mounted high stand radiator.

Particulars of sale

Utility Room

Range of fitted base and wall units, 'Belfast' sink with chromed mixer tap, plumbed for washing machine, built in dishwasher. Double glazed timber rear window and door, marbled flooring, single panel central heating radiator, low voltage spotlighting to ceiling.

Conservatory

Constructed of brick with traditional timber double glazed construction with supporting steelwork and fibreglass roof. Marbled flooring, two double panel central heating radiators, double doors leading to patio and garden areas.

First Floor

Principal Staircase

Leads from reception hallway with feature oak balustrade and minstrel's gallery.

Landing

Traditional feature minstrel's gallery, double glazed leaded windows and doorway leading to first floor balcony with timber balustrade.

Master Bedroom Suite Bedroom

Double glazed timber windows to front and rear elevations, integral wall gas fire with marble surround and hearth. Coved ceiling, low voltage spotlighting to ceiling. Range of high quality bedroom furniture by 'Simpsons of Colne' including bedhead, side cabinets, built in dressing table with mirror over, bed end oak remotely operated tv cabinet, double panel central heating radiator.

En Suite Bathroom

Four piece suite comprising panel bath, wash hand basin in marble and oak with fitted wall mirror by 'Simpsons of Colne' low level w.c, walk in shower with chromed shower fittings. Double glazed leaded timber windows to front and gable elevations, marble tiled flooring and half walls, wall mounted radiator towel rail, low voltage spotlighting to ceiling.

Dressing Room

Double glazed timber bow window to front elevation with window seating. Full range of 'Simpsons of Colne' wardrobes with island, cupboards and champagne fridge, coved ceiling, low voltage spotlighting to ceiling.

Inner Hallway

Leading back to main landing area with double panel central heating radiator.

Bedroom Two

Double glazed timber leaded windows to front and gable elevations, double panel central heating radiator, wash hand basin in timber and marble vanity unit, coved ceiling, low voltage spotlighting to ceiling.

Bedroom Three

Double glazed leaded timber window to gable elevation, double panel central heating radiator, bracket wash hand basin with chromed mixer tap and cabinet beneath, coved ceiling.

Bedroom Four

Double glazed timber leaded window to gable elevation, double panel central heating radiator, pedestal wash hand basin, built in wardrobes, coved ceiling.

Bedroom Five

Double glazed leaded timber window to gable and rear elevations, fitted wardrobes and dressing cabinet, double panel central heating radiator, coved ceiling, low voltage spotlighting to ceiling.

House Bathroom

Three piece suite comprising panel bath with screen, pedestal wash hand basin, low level w.c, ceramic tiled walls, timber panelled ceiling, double glazed leaded timber window to gable elevation, fitted airing cupboards, double panel central heating radiator.

Secondary Landing

Leading to secondary staircase leading to ground floor. Double panel central heating radiator.

Office

Superb range of office bespoke furniture by 'Neal Jones' including fitted filing cabinets, cupboards and desk. Double glazed timber leaded window to gable elevation, double panel central heating radiator, wall mounted tv integrated to computer system, low voltage spotlighting to ceiling.

House Shower Room

Three piece suite comprising large walk in shower with wall mounted head shower and separate hand shower. Feature wash hand basin with vanity unit beneath, low level w.c, ceramic tiled walls, two double glazed timber windows to rear elevation, wall mounted chromed radiator towel rail, low voltage spotlighting to ceiling, extractor fan.

Small staircase leading to;

Bedroom Six

Double glazed leaded timber windows to rear and gable elevations, double panel central heating radiator.

Second Floor

Secondary staircase leading to large storage attic with access to roof voids.

Cellar

Small wine cellar accessed from the rear hallway. Stone staircase leading to cellar area. Stone flagged flooring, original stone storage shelving.

Garage

Double integral garage accessed off the utility room. Twin electrically operated garage doors. Light, power and water installed.

External

Entrance

The property is approached off Clitheroe Road. Original stone entrance columns with electrically operative wrought iron entrance gates. Private metalled driveway leading to parking area to the side of the property and garaging. To the front of

the property is additional hard standing parking. To the south of the main entrance driveway is an original feature stone rockery with numerous mature fir trees and private walk ways.

Gardens

The principal garden is to the south front elevation of the property mainly laid to lawns but with a separate stone flagged patio area leading to the rockery pathway. Between the main house and main lawn is a raised rockery and shrubbery with upper lawn areas, to the west boundary is a hedgerow with a row of mature trees.

There is a separate lawned side and rear garden with raised flagged patios adjacent to the conservatory.

Services

Mains gas, mains electricity, mains sewerage, mains water.

Tenure

Freehold with vacant possession upon completion.

Council Tax

Band H payable to Ribbles Valley Borough Council.

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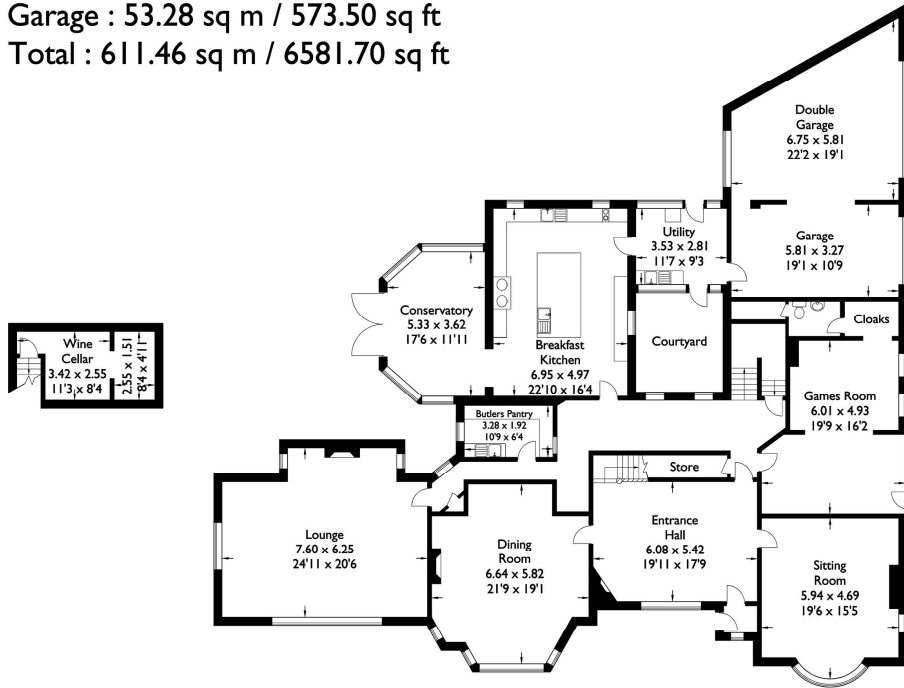
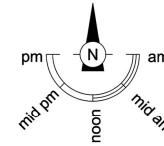
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Approximate Gross Internal Area : 546.96 sq m / 5887.42 sq ft

Wine Cellar : 11.22 sq m / 120.77 sq ft

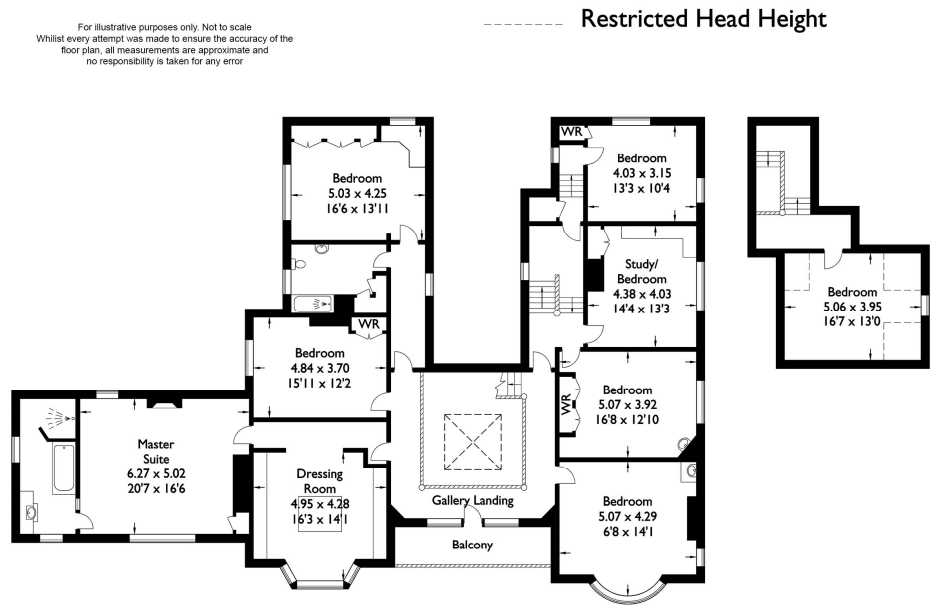
Garage : 53.28 sq m / 573.50 sq ft

Total : 611.46 sq m / 6581.70 sq ft



Wine Cellar

Ground Floor

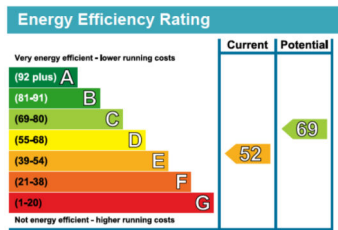


First Floor

Second 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.

----- Restricted Head Height



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