



# Domus

542 Colne Road | Reedley | BB10 2LD

MSW HEWETSONS







# Domus

Guide Price of £600,000

542 Colne Road | Reedley  
BB10 2LD |

A four bedroom Grade II listed unique detached modernistic property which was originally constructed to specific architectural and modernistic designs in 1958.

The property is constructed of brickwork with terolean rendered lower and upper elevations with original concrete vaulted ceilings and a large proportion of open glass walls particularly to the front elevation with views to large landscaped grounds.

#### **Accommodation**

##### **Ground Floor:**

##### **Entrance Porch**

Open Entrance Porch with courtesy light, slate steps and feature marble inset walls and paving.

##### **Reception Hallway**

Marble set original floor, feature tin panelled walls, original solid timber open tread stair case and balustrade leading to lower ground floor accommodation.

Inner Landing with original solid teak balustrade and marble set floor leading to sitting room

##### **Sitting Room**

The principle feature room of this property with large terrazzo marble square set tiled floor, feature vaulted ceiling with full drop UPVC double glazed windows and French doors to the front elevation and feature inset arch windows to both front and rear at ceiling height. Ceiling mounted pendant log burning steel open fire with rotating globe half. Wall mounted twin organ style wall mounted radiators.

##### **Balcony**

Large UPVC French doors leading to open balcony with stainless steel and timber balcony

##### **Dining Area**

Canopy and panelled dining area again with terrazzo large marble tiled floor, original feature rosewood panels to either side with large panelling to the inner elevation, Bisque Pepperpot wall mounted radiator.

##### **Kitchen**

Range of high quality fitted by siematic comprising marble tiled floor, free standing island kitchen with travertine work surfaces with double drainer sink built in Gaggenau gas hob, steamer and induction hob, built in Neff dishwasher. Wall units with built in Gaggenau with two double fan assisted electric ovens. Low voltage spot lighting to ceiling, Gaggenau extractor fan over island unit. Sealed unit double glazed window to inner elevation, sealed unit double glazed windows and French doors to front elevation leading to balcony again with stainless steel balustrade and timber with slate walk and spiral stair case leading to front garden areas.

# Particulars of sale

## Bedroom One

Sealed unit double glazed UPVC French doors leading to front balcony area. Range of original fitted silky oak fronted bedroom units with rebated dressing area. Low voltage spotlighting to ceiling. Bisque Pepperpot wall mounted radiators.

## En-suite shower room

Containing recess fully fitted shower area, low level WC, bracket wash hand basin with chromed legs and timber shelf, fully travertine tiled walls and floors, UPVC double glazed windows to outer gable elevation, low voltage spotlighting, chrome towel rail, radiator.

## Dressing Room

Fully fitted dressing room with silky oak panelling with built in wardrobes. Circular sky light.

## Bedroom Two

Twin Bisque Pepperpot style wall mounted radiators, low voltage spot lighting to ceiling, UPVC double glazed windows to front and gable elevations, built in timber original wardrobes with rebated mirrored dressing area.

Access to house bathroom.

## Bedroom Three

Sealed unit UPVC double glazed windows to rear and side elevation. Feature original timber window seat, feature panelled ceiling.

## House Bathroom

Containing three piece suite consisting of original cast iron rebated bath, pedestal wash hand basin with chromed legs, low level WC,

built in mirrored wardrobes, marbled floors, ceramic marble style floors, low voltage spotlighting, sealed unit double glazed timber windows to gable elevation, heated towel rail radiator.

## Study

A marble tiled floor, fitted shelving, feature circular ceiling sky light, wall mounted Bisque Pepperpot Style radiator.

## Cloaks

Containing bracket wash hand basin, low level WC, marble tile floor, Bisque Pepperpot wall mounted radiator, UPVC double glazed window.

## Lower Ground Floor

Half Landing with Bisque Pepperpot Style wall mounted radiators open tread timber staircase with teak balustrade.

## Party Lounge

Feature circular illuminated glass floor with fibre optic lighting. Original acoustic lined ceiling, three wall mounted Bisque Pepperpot Style radiators, original feature fitted bar with original seating and rosewood drinks shelving. Sealed unit UPVC double glazed windows with French doors leading to paved patio and front garden areas.

## Guest Bedroom Four

Wall mounted Bisque Pepperpot radiator, sealed unit UPVC double glazed window to gable elevation, recessed display niche with low voltage spotlighting, fully fitted dressing room with single panel radiator and mirrored wardrobe.

## Garage

Integral double garage with original concertina steel sliding doors, fitted cupboards and storage.

## Rear Porch

Off the party lounge with sealed unit double glazed timbered door with separate cloaks comprising bracket wash hand basin, low level WC, sealed unit double glazed UPVC window.

## Externals

## Entrance

The property is approached off Colne Road onto a private gravelled driveway to the side of the property with large gravelled parking area to the front.

## Gardens

The property is set in approximately five acres which are firstly laid to lawns immediately to the front of the house, with mature shrubs leading to an established deciduous woodland area.

## Water Feature with raised slate walled surround.

## Services

Mains electricity, mains water, mains gas, mains sewers.

## Tenure

Freehold with the benefit of vacant possession upon completion

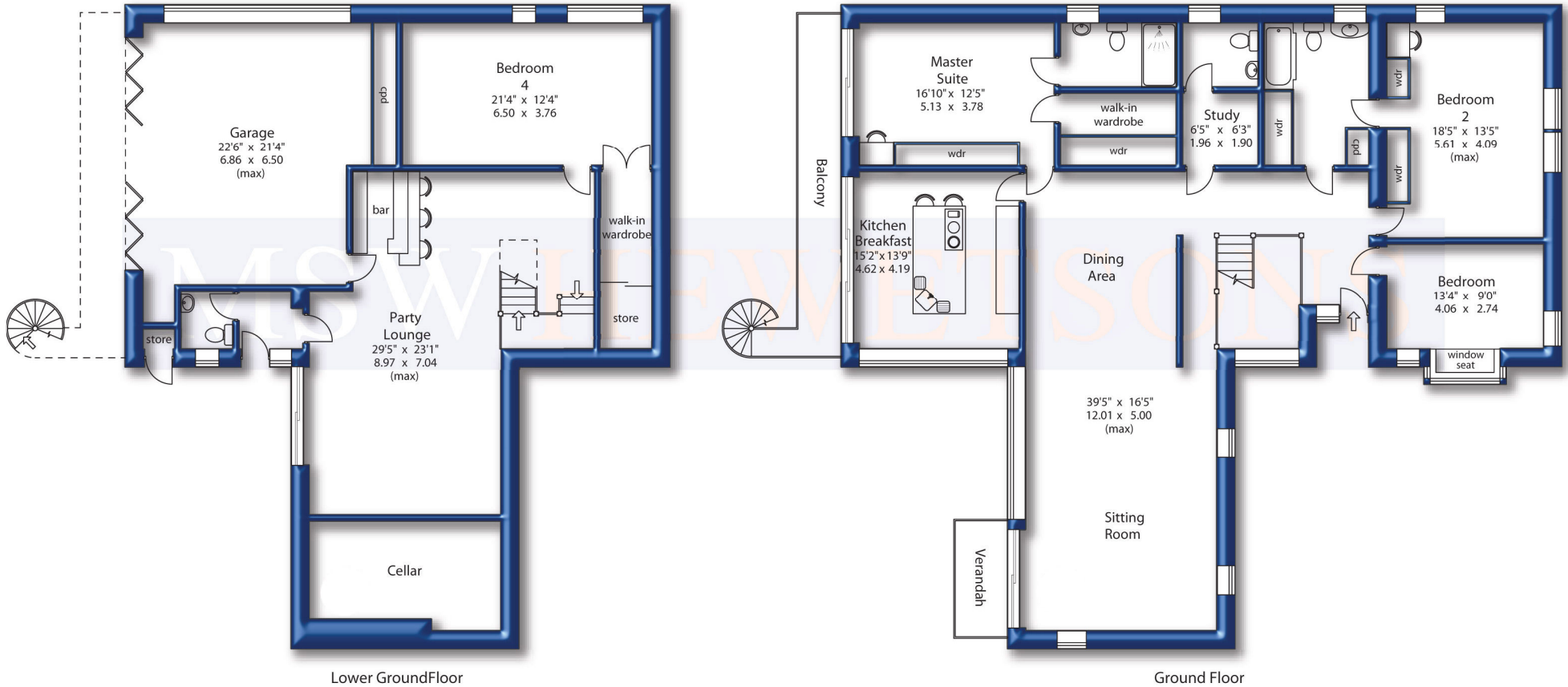
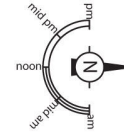
## Council Tax Band G

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Best energy efficient - lower running costs			Best environmentally friendly - lower CO <sub>2</sub> emissions		
A (95-100)			A (10-15)		
B (81-94)			B (16-25)		
C (69-80)			C (26-35)		
D (55-68)			D (36-45)		
E (39-54)			E (46-55)		
F (29-38)	42	47	F (56-65)	40	42
G (13-28)			G (66-75)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



Domus  
 542 Colne Road  
 Approx Gross Internal Floor Area = 3648 Sq. Feet  
 (Including Garage & Cellar) = 338.9 Sq. Metres



Lower GroundFloor

Ground 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





The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449









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