



# The Grange

Ribchester Road | Clayton-le-Dale | BB1 9EY

MSW HEWETSONS



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Guide Price of £1,350,000

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BB1 9EY

A detached private house situated in an exceptional location with stunning long distance views to the River Ribble, Ribchester and Stonyhurst College. The house has been orientated so that principal reception rooms and bedrooms take full advantage of the spectacular views. The property has been recently constructed with high-quality fittings, efficient heating system with complimentary high levels of installation and beautiful decorations throughout.

#### **Entrance Hall**

Bevelled glass entrance door with uPVC double-glazed side windows with stone mullions, ceramic tiled floor, single panel central heating radiator, double panel central heating radiator and low-voltage spotlighting.

#### **Reception Hallway**

Feature reception hallway with timber trussed ceiling, solid oak staircase with turned newel posts, handrail and spindles.

#### **Sitting Room**

Dressed stone fireplace with raised flagged hearth housing clear-view multi-fuel stove, uPVC double-glazed picture windows to both front and rear elevations, two double panel central heating radiators, coved ceiling and low-voltage spotlighting.

#### **Breakfast Kitchen**

Four-oven Aga with electric side module. Range of high-quality fitted base and wall units with peninsular breakfast bar, black granite work surfaces, twin Belfast stainless steel sinks, oak boarded floor and low-voltage spotlighting. Sealed unit double-glazed uPVC picture windows to both front and rear elevations affording spectacular open views to the Ribble Valley including the historic village of Ribchester and across to Stonyhurst College. Double panel central heating radiator. Air conditioning unit.

#### **Garden Room**

A superb garden room with uPVC double-glazed windows to all external elevations with French doors leading to barbeque and patio area. Dressed stone fireplace with 'Bodart & Gonay' cast-iron multi-fuel stove matching stone display niches and log store. Feature timber beamed ceiling, air conditioning unit and two double panel central heating radiators.

#### **Rear Hallway**

Sealed unit double-glazed entrance door, single radiator, ceramic tiled floor, oak fitted cupboards, uPVC double-glazed side window.

#### **Utility Room**

Fitted base and wall units with stainless steel Belfast sink, chrome mixer tap, black granite work surfaces, plumbed for automatic washing machine and sealed unit double-glazed uPVC windows to gable and front elevation. 'Trianco' oil-fired boiler supplying central heating and domestic hot water. Single panel central heating radiator.

#### **Master Bedroom**

uPVC double-glazed window to front elevation, double panel central heating radiator, coved ceiling and low-voltage spotlighting. Air conditioning unit.

# Particulars of sale

## En-suite Bathroom

Containing five-piece suite comprising 'Ashton & Bentley' boat bath with free-standing chrome mixer tap shower fitment, design wash hand basin, low-level WC, shower cubicle, fully ceramic tiled wall and floor, designer 'Bisoue' high-stand towel rail, low-voltage spotlighting, uPVC double-glazed window to front elevation and underfloor heating.

## Dressing Room

En-suite dressing room with fitted cloaks hanging.

## Bedroom Two

uPVC double-glazed window, double panel central heating radiator, fitted wardrobes and cupboards.

## En-Suite Shower Room

Superb quality shower room with double shower, pedestal wash hand basin, low-level WC, Cromer ceramic tiled floor, travertine tiled walls, high-stand radiator towel rail, uPVC double-glazed window and low-voltage spotlighting. Underfloor heating.

## First Floor

### Staircase

Traditional solid oak staircase with solid tread, string spindles and handrail.

### Landing

Open landing area with double radiator.

### Office

Open office with high-quality fitted desk, storage cabinets and filing. Separate store area.

## Bedroom Three

Sealed unit uPVC double-glazed window to front elevation, fitted wardrobes, cupboards and bed head. Low-voltage spotlighting and air conditioning unit.

## En-Suite Shower Room

Containing three-piece suite comprising bracket wash hand basin, low-level WC, shower, ceramic tiled walls and floor and uPVC double-glazed window. High-stand radiator towel rail. Separate linen store. Underfloor heating.

## Bedroom four

Fitted wardrobes, dressing unit and bedside cabinets. Double panel central heating radiator, uPVC double-glazed window and air conditioning unit.

## En-Suite Shower

Comprising shower cubicle, pedestal wash hand basin, low-level WC, ceramic tiled walls and floors, linen storage, high-stand radiator towel rail and uPVC double-glazed window.

## External

### Entrance

The property is approached along a private metalled road to the main entrance.

### Main Entrance

With wrought iron entrance fence with double wrought iron electrically operated gates, tarmacadam driveway leading to open tarmacadam parking area and stone patio.

## Garage

Detached garage block with twin electrically operated up and over doors, light, power and water installed. Separate personnel access for gardeners, WC and log storage area.

## Oil Store

Adjacent to the garage is an oil storage tank which has been discretely screened.

## Gardens

Attractive lawned gardens to front and side elevation with mature trees and floral borders and complementary stone flag patio areas.

## Land

Extending to 1.819 acres.

## Services

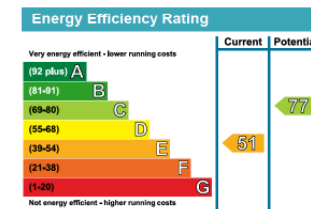
Mains electricity, mains water (metered), private septic tank within the curtilage of the property, oil-fired central heating and domestic hot water.

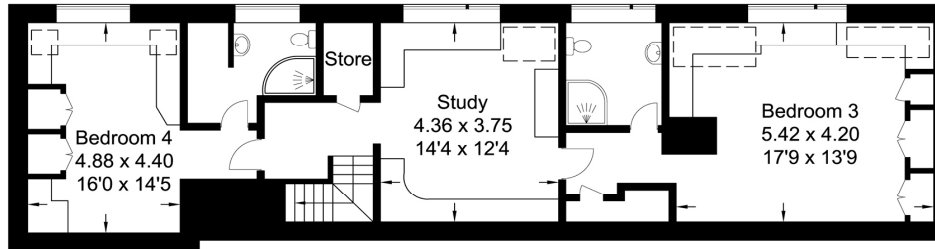
## Heating System

The property has the benefit of an oil-fired boiler which can be zoned to heat the ground floor independently, the first floor independently together with garden room and bathrooms throughout the property.

Intruder and fire alarm system monitored by ADT, excellent wifi connection provided by Boundless Communications Limited together with four cameras surrounding the property.

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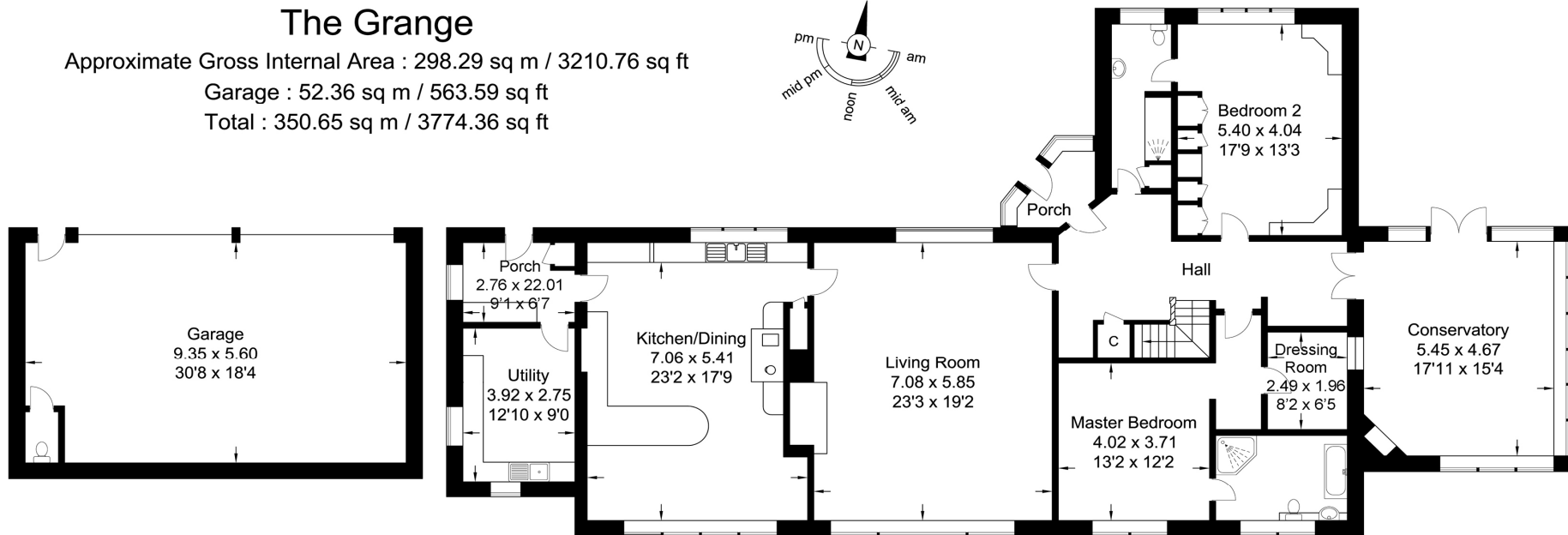
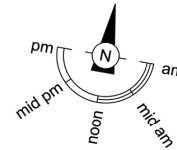
First Floor

## The Grange

Approximate Gross Internal Area : 298.29 sq m / 3210.76 sq ft

Garage : 52.36 sq m / 563.59 sq ft

Total : 350.65 sq m / 3774.36 sq ft



Garage

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







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