



4 The Granary

Withgill Fold | Withgill | Clitheroe | BB7 3LW

MSW HEWETSONS



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Asking Price of £480,000

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An attached three storey barn conversion situated in this private and exclusive residential development with spectacular long distance views and only ten minutes drive from Clitheroe, Stonyhurst & Whalley. High quality fixtures and fittings throughout including double-glazing and central heating, twin garaging, driveway with ample parking for three-four vehicles, patio and gardens to front and side with the added advantage of a lawned orchard with surrounding mature trees and BBQ patio area.

Accommodation Comprising;

Lower Ground Floor

Entrance Hallway

Ceramic tile floor, sealed unit double-glazed half timber entrance doorway, single panel central heating radiator, understairs storage with hanging coat hooks.

Bedroom Three

Sealed unit double-glazed timber window to gable elevation, single panel central heating radiator.

Study

Two sealed unit double-glazed timber windows to gable elevation, radiator, service cupboard.

Bathroom

Containing four piece suite comprising bath with chrome taps, fully tiled double

shower cubicle with wall mounted shower head and hand-held shower fitment. Wash hand basin with tile surround, 'Duravit' bowl ceramic sink with chromed mixer tap, wall mounted W.C. Fully ceramic tiled wall and floors, wall mounted chromed radiator towel rail, LED spotlighting to ceiling. Electric under floor heating.

First Floor

Traditional timber spindle staircase leading from ground floor.

Landing

Opening landing with double panel central heating radiator.

Breakfast Kitchen

Recently fully re-fitted with high quality 'Alno' base and wall units with integrated fridge freezer, dishwasher and washing machine. 'Corian' work

surfaces, one and a half bowl sink with drainage, brush steel mixer tap and 'Quooker' boiling water supply. Built in 'Neff' four ring induction hob with illuminated 'Neff' extractor over. Built in unit of 'Neff' appliances including microwave oven, electric fan assisted oven, and plate warmer. Sealed unit double-glazed timber window to gable and rear elevation, timber double-glazed rear door to walled kitchen garden and communal open courtyard garden area. Wall mounted radiator, LED spotlighting to ceiling with low light over breakfast bar.

Cloaks

Wall mounted W.C, bracket wash hand basin with tile splash back, sealed unit double-glazed timber window to gable elevation, chromed radiator towel rail, slate tiled floor, built in recess with fitted lighting and mirror, subtle lighting on automatic photocell sensors upon entry. LED spotlighting to ceiling.

Particulars of sale

Dining Room

Sealed unit double-glazed timber window to gable elevation, double panel central heating radiator.

Lounge

Feature cast iron multi-fuel stove on raised Indian stone hearth with natural stone back and oak timber mantle over. Large sealed unit double-glazed timber window with long distance views across to Waddington Fell. Large double window with sealed unit double-glazed timber windows with views to Kemple End and adjacent open paddock. Two double panel central heating radiators, coved ceiling.

Second Floor

Staircase

Traditional timber staircase leading to second floor bedroom accommodation.

Master Bedroom

Double panel central heating radiator, coated aluminium sliding French doors leading to open summer balcony, again with spectacular long distance views, timber panelling to sides and York stone flagged flooring.

Bedroom Two

Sealed unit double-glazed timber windows to both gable and rear elevations, double panel central heating radiator.

Shower Room

Containing three piece suite comprising fully tiled shower cubicle, bracket wash hand basin, low level W.C, ceramic tiled walls and slate tiled floors, sealed unit double-glazed window to gable elevation, LED spotlighting. Electric under floor heating.

External

Garaging

The property has the benefit of twin garaging to lower ground floor with up and over doors, light, power and water installed.

Gardens and Driveway

Open chipping driveway with parking for three/four vehicles, attractive lawn garden to front and side with patio and walled garden and seating area.

Orchard

Immediately adjacent and opposite the property is a separate orchard mainly laid to lawns with mature surrounding

trees and established fruit orchard trees. Separate dining and BBQ area with timber storage shed. Electricity and water supply

Services

Mains electricity, mains water. Communal LPG gas supply metered to each unit. Sewerage to communal septic tank with shared annual maintenance charge.

Tenure

The property is freehold.

Service Charge

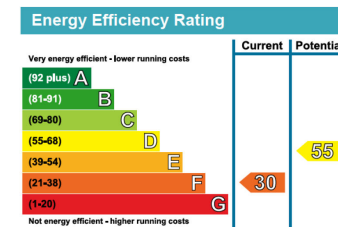
A service charge is payable to a management fund for the maintenance of common areas and grass cutting.

Council Tax

Band F

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