



Iron Forge

Whitewell Road | Cow Ark | BB7 3DG

MSW HEWETSONS



Iron Forge

Guide Price of £379,500

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BB7 3DG

A high quality stone built period cottage situated in an idyllic rural setting with spectacular open views to both front and rear to open countryside.

Accommodation

Ground Floor

Entrance Porch

Timber panelled entrance door, timber boarded flooring, double panel central heating radiator, service cupboard.

Cloak Room

Containing bracket wash hand basin, low level WC, double panel central heating radiator, fitted shelving.

Sitting Room

Two sealed unit double-glazed timber windows to front elevation, one sealed unit double-glazed window to rear

elevation, sealed unit double-glazed timber doorway to rear gardens and patio area. Two double panelled central heating radiators. Log burning stove set in 'Adam' style stone fireplace with raised stone hearth and brick back. Back boiler supplying central heating and all hot water to the principal house in conjunction with the oil boiler. Timber beamed ceiling, timber boarded flooring.

Breakfast/Kitchen

Sealed unit double-glazed timber windows to front and gable elevations. Sealed unit double-glazed timber rear doorway again gaining access to rear patio and garden areas. Range of fitted base and wall units with

complimentary work surfaces and tiled splash backs. Single drainer sink unit with mixer tap, filter water supply. Built-in 'Siemens' four ring ceramic hob, 'Charcoal' hood over, built-in 'Ariston' electric fan assisted oven with grill over, timber boarded flooring, low voltage spotlighting to ceiling. Double panel central heating radiator.

Utility Pantry

Single drainer stainless steel sink unit with mixer tap, fitted base units with work surfaces and tiled splash backs, plumbed for washing machine. Floor mounted oil boiler providing central heating and domestic hot water.

Particulars of sale

First Floor

Staircase

Traditional timber staircase with hand rail to first floor accommodation.

Landing

Open landing area, sealed unit double-glazed timber window to rear elevation affording long distance views across open countryside, single panel central heating radiator.

Bedroom One

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

En-suite Shower Room

Containing three piece suite comprising fully tiled shower cubicle with 'Mira' fitment, wash hand basin in vanity unit, low level WC, single panel central heating radiator, wall mounted radiator towel rail, fitted shelving, extractor fan.

Bedroom Two

Sealed unit double-glazed timber

window to rear elevation, single panel central heating radiator, beamed ceiling.

Bedroom Three

Sealed unit double-glazed timber window to front elevation, double panel central heating radiator, beamed ceiling.

House Bathroom

Containing three piece suite comprising panel bath with shower fitment over, pedestal wash hand basin, low level WC. Single panel central heating radiator, wall mounted radiator towel rail, sealed unit double-glazed timber window to front elevation, timber beamed ceiling, low voltage spotlighting.

Airing Cupboard

With cylinder, separate line cupboard.

External

Gardens

The property has an attractive large rear south facing garden with patio circular flower beds and borders, separate raised lawn area

with mature ornamental flowering cherry.

To the front of the property is a communal drive area and separate privately owned parking for four vehicles.

Garage

The property has a large garage in a separate three block garage which is capable of storage of caravan or camper van, light and power installed, separately alarmed.

Tenure

Freehold with the benefit of vacant possession upon completion.

Services

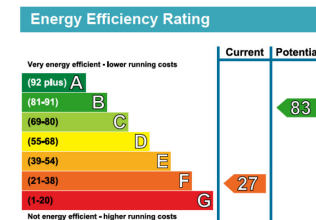
Main electricity, mains water, sewerage to private septic tank, oil supply for central heating.

Council Tax

Band E

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in

relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



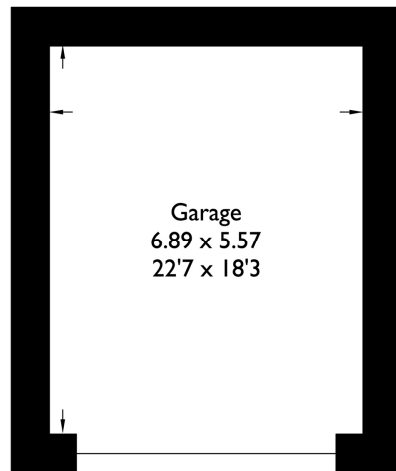
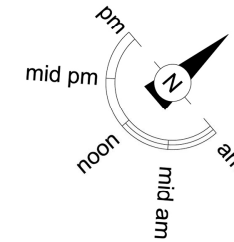
Iron Forge

Approximate Gross Internal Area : 119.24 sq m / 1283.48 sq ft

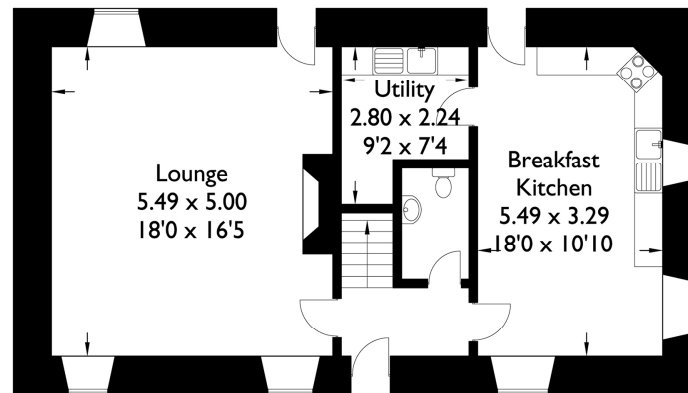
Garage : 38.37 sq m / 413.01 sq ft

Total : 157.61 sq m / 1696.50 sq ft

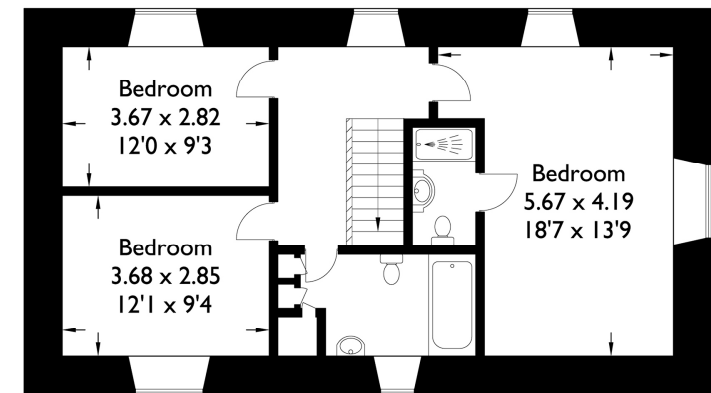
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage



Ground Floor



First Floor

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