



The Old Manor House

Rimington Lane | Rimington | Clitheroe | BB7 4DT

MSW HEWETSONS



The Old Manor House

Guide Price of £575,000

Rimington Lane | Rimington
Clitheroe | BB7 4DT

A characterful detached period property situated in the heart of one of the Ribble Valleys most popular villages. The property offers well planned accommodation with a wealth of original features and character. Beautiful cottage garden, ample parking, garage and storage, open views to Pendle from the front elevation.

Construction

The property is constructed of stone work with pitch slate roof supported on timber.

Accommodation Comprising;

Ground Floor

Entrance Porch

Glazed window to sitting room.
Traditional timber panel door.

Sitting Room/Dining Room Sitting Room

Traditional stone fireplace with open grate and raised stone hearth. Original timber beamed ceiling. Single glazed timber cottage style windows to both front and rear elevation. Feature niche

with timber book shelf, single panel central heating radiator.

Dining Room

Stone fireplace with timber mantle, open grate and raised stone hearth. Single glazed timber cottage style window to front elevation, single panel central heating radiator.

Day Room/Office

Timber beam ceiling, timber mantle over feature niche. Single glazed timber style cottage windows to both front and rear elevations, double panel central heating radiator. Open tread staircase leading to first floor.

Breakfast Kitchen

Range of fitted traditional timber base and wall units with complimentary

granite work surfaces. Porcelain 'Belfast' sink with chromed mixer tap, timber parquet floor, timbered walls and original timber trust ceiling. Built in 'Smeg' stainless steel electric oven with four ring gas hob. Timber sash window to inner gable elevation.

Utility Room

Single drainer stainless steel sink unit with hot and cold supply, storage beneath, fitted cupboards, twin sealed unit double glazed 'Velux' skylights, electric wall mounted heater. Timber single glazed window to inner gable.

Cloak Room

Containing low level WC, double glazed skylight.

Particulars of sale

First Floor

Main Staircase Landing

Open landing with traditional timber balustrade, single glazed timber cottage style window. Single panel central heating radiator, original roof trusses, sealed unit double glazed 'Velux' skylight. Linen storage cupboard.

Main Bedroom

Sealed unit double glazed 'Velux' skylight to front elevation, sealed unit double glazed timber dormer style window to rear elevation. Double panel central heating radiator, walk in wardrobe with fitted shelving and hanging. (Plumbed for en-suite shower room if conversion required).

Bedroom Two

Sealed unit double glazed 'Velux' skylight to front elevation, timber trusses and single panel central heating radiator.

Bedroom Three

Fitted wardrobes, single glazed cottage style windows to rear and gable elevations, low voltage spotlighting.

House Bathroom

Containing four piece suite comprising timber panel bath with antique style mixer tap and shower fitment, fully tiled shower cubicle, wash hand basin in timber vanity unit, low level WC. Timber cottage style sash window to inner gable, double panel central heating radiator, traditional antique style brass radiator towel rail, half-timber panel walls, low voltage, glazed window to landing area.

First Floor

Secondary Staircase

Timber pined staircase leading from Day Room/Office to;

Bedroom Four

Sealed unit double glazed timber 'Velux' to front elevation, single glazed timber cottage style window to gable elevation. Timber beam ceiling. Closets containing low level WC and bracket wash hand basin.

External

Gardens

The property has very attractive cottage south facing gardens mainly laid to lawn

with attractive shrubs, borders and pathways.

Parking

Double parking flagged area to the rear of the property.

Outbuildings

Garage

To the rear of the property is a garage constructed of stone work with blue slate roof with double timber doors, light and power installed.

Workshop

Good sized workshop constructed of stone work with original timber beams ideal for garden storage or workshop.

Services

Mains electricity, mains water, oil fired central heating and hot water. Bottle gas for hob.

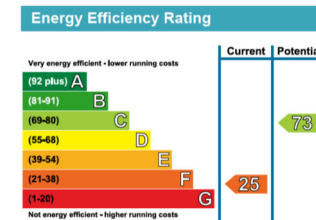
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band F

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.

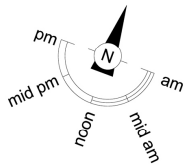


The Old Manor House

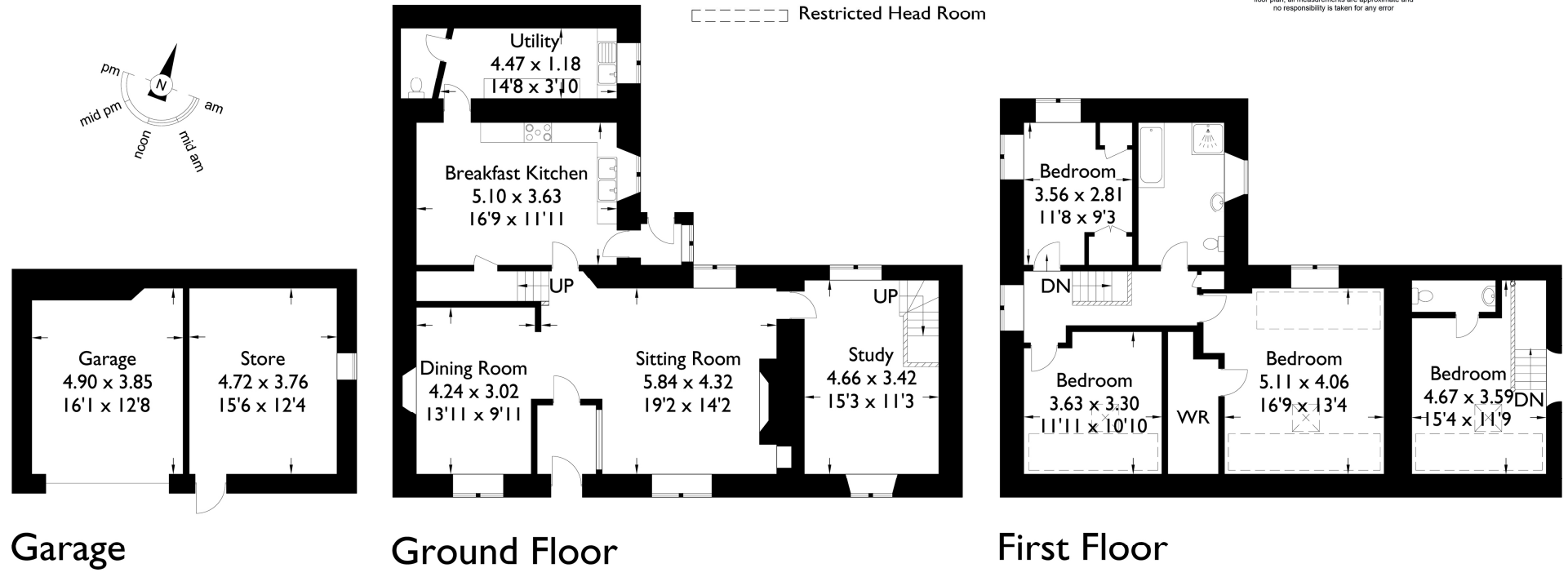
Approximate Gross Internal Area : 185.54 sq m / 1997.13 sq ft

Garage : 36.62 sq m / 394.17 sq ft

Total : 222.16 sq m / 2391.31 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.



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







MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG