



Stoneleigh

Clitheroe Road | Dutton | PR3 2YT

MSW HEWETSONS



Stoneleigh

Guide Price of £765,000

Clitheroe Road | Dutton
PR32YT

A stunning period house situated on a generous plot with beautiful formal gardens adjoining open fields with views over the countryside. The property offers many character features such as stone mullion windows, high ceilings, feature fireplaces, cornicing, picture rails and feature staircase, whilst old meets new with a contemporary bespoke kitchen with granite working surfaces and modern bathrooms with underfloor heating. The house is approached through automated gates leading to a large driveway providing ample parking and turning. There is a double garage with open car port providing covered parking for three further cars along with an attached stable and workshop.

GROUND FLOOR

Entrance

Hardwood front door, feature exposed stonework and original half-glazed door leading to hallway.

Hallway

Large impressive front to back hallway with feature plaster arch, wall light points, original spindle staircase, under stairs storage leading to wine cellar. The rear part of the hall has feature panelled walls to dado height, window and door to rear overlooking the rear garden.

Drawing Room

Attractive stone fire surround and hearth housing cast iron log burning stove, feature mullion window overlooking side garden, ceiling rose, picture rail, wall light points, television point.

Dining Room

Feature mullion window to side and rear elevations, feature fireplace with attractive stone surround and hearth housing cast iron log burning stove, picture rail, and wall light points.

Sitting Room

With recessed spotlighting, oak flooring and television point.

Kitchen

Fitted bespoke kitchen with range of cream wall and base units with solid granite working surfaces and granite splashback with under unit lighting. Integrated appliances including fridge, dishwasher and microwave, Rangemaster range style cooker with two ovens, separate grill and five-ring ceramic hob with extractor over, 1½ bowl single drainer sink unit with mixer tap, various larder storage cupboards, tiled floor, recessed spotlighting, wine rack.

Rear Hall/Snug

Television point, recessed spotlighting and storage cupboard.

Cloakroom

Two piece white suite comprising low level w.c. and pedestal washbasin with chrome taps and coat hooks.

Utility Room

Floor-mounted oil central heating boiler installed in December 2014, space for fridge and freezer, plumbing for washer and space for tumble dryer.

Garden Room

White PVC construction with insulated solid roof with recessed spotlighting, PVC French doors opening onto rear garden, feature tall central heating radiator, wall light points.

Particulars of sale

FIRST FLOOR

Large Feature Split Level Landing
With coved cornicing, window to side elevation, original spindles and balustrade, space for desk and study area, airing cupboard with shelving.

Master Bedroom

Extensive range of fitted furniture with two built-in wardrobes with feature lighting and matching bedside cabinets, feature panelled walls to dado height, views across the rear garden and towards open countryside.

En-Suite Shower Room

Three piece white suite comprising pedestal washbasin with chrome taps, low level w.c. and double shower enclosure with fixed glass panel and chrome fixed head shower, part-tiled walls, tiled floor with electric underfloor heating, recessed spotlighting, chrome heated ladder style towel rail.

Bedroom Two

Three windows offering excellent views, recessed spotlighting.

Bathroom

Modern three piece white suite comprising pedestal washbasin with chrome taps, low level w.c. and freestanding roll top bath with chrome shower tap fitment, part-tiled walls, tiled floor with electric underfloor heating, recessed spotlighting and chrome heated towel rail.

Bedroom Three

Feature stone mullion window with views across the side garden towards open countryside, coved cornicing, dado rail, built-in storage cupboard with shelving.

Bedroom Four

Feature stone mullion window with excellent views, feature fireplace and double wardrobe with cupboards over.

Shower Room

Three piece white suite comprising pedestal washbasin with chrome taps, low level w.c. and corner curved shower enclosure with fitted electric Mira shower, chrome heated ladder style towel rail, tiled floor, fully tiled walls and recessed spotlighting.

EXTERNAL

The property is approached by stone gateposts and wooden automated gates leading to large driveway providing ample parking and turning. There is a double detached garage with power and light. To the front of the garage is a covered car port providing parking for a further three cars. Attached workshop and stable. Large side garden with lawn, planting borders and mature trees, stone boundary wall adjoining the road and timber boundary fence to the side. To the rear is a lawned garden with stone pathways, well-stocked borders and planters, paved patio area with pergola, views across open fields, log store. Various outside lighting and floodlighting operated by timers.

Services

Mains water, mains electricity. Drainage is via shared septic tank. Radio satellite broadband is connected. Oil fired central heating system complemented by sealed unit double glazing in hardwood frames. The oil storage tank is situated in the workshop.

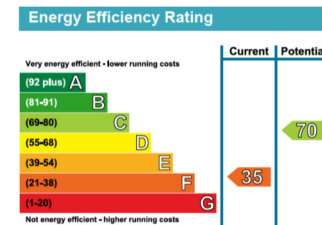
Tenure

The property is freehold with vacant possession upon legal completion.

Council Tax

Band G

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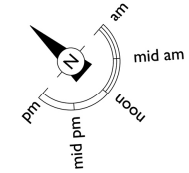


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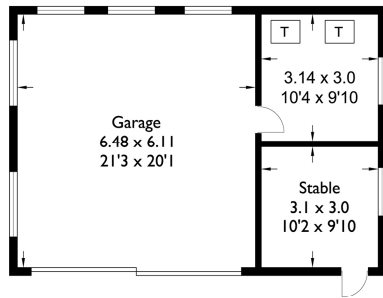
Approximate Gross Internal Area : 289.56 sq m / 3116.79 sq ft

Garage : 60.0 sq m / 645.83 sq ft

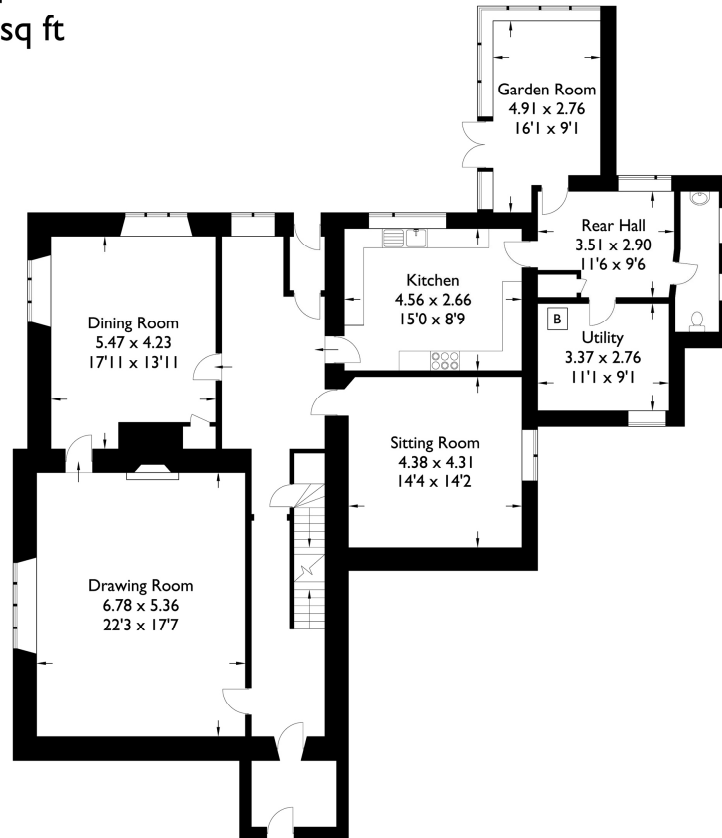
Total : 349.56 sq m / 3762.63 sq ft



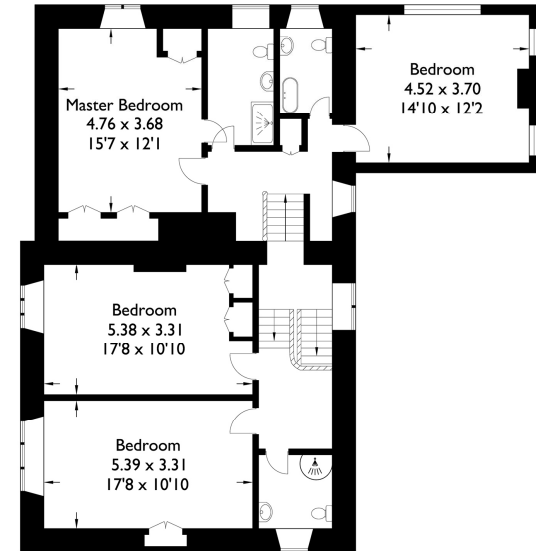
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Garage



Ground Floor



First Floor

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