



Peter Barn

Cross Lane | Waddington | Clitheroe | BB7 3JH

MSW HEWETSONS



Peter Barn

Guide Price of £895,000

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Clitheroe | BB7 3JH

A detached barn conversion with adjacent annexe situated in one of the Ribble Valley's most popular areas. Spectacular first floor lounge with wonderful rural views, double garage and separate annexe suitable for games room, granny flat or letting apartment. Exceptional gardens to the rear south elevation with

Ground Floor

Reception/Hallway

Full size picture window to original barn arch, timber entrance door, exposed original stonework, return open staircase leading to first floor accommodation. Double panel central heating radiator, feature glazing to living/dining room.

Living/Dining Room

Feature triple window with stone columns with timber double glazed windows, two double panel central heating radiators, timber beamed ceiling, exposed stonework, feature fireplace with raised stone hearth and timber mantle.

Kitchen

Range of fitted base and wall units with 'Gaggenau' ceramic hob with 'Bosch' brushed steel extractor hood. Built in 'Creda' grill and oven, built in microwave. Composite sink unit with mixer tap, built in 'Neff' dishwasher, timber double glazed window to

gable elevation, ceramic tiled floor, breakfast bar, spotlighting to ceiling.

Utility Room

Single drainer stainless steel sink unit with mixer tap, ceramic tiled floor, plumbed for washing machine, single panel central heating radiator, separate storage cupboard.

Conservatory

Timber double glazed conservatory with double glazed upvc roof. Stone flagged floor, double panel central heating radiator.

Study

Double glazed timber window to front elevation, fitted book shelving, double panel central heating radiator.

Bedroom One

Twin double glazed timber windows to front elevation, feature full depth timber window, double panel central heating radiator, fitted wardrobes.

Dressing Room

Fitted wardrobes and drawers, double glazed timber window, single panel central heating radiator.

Bathroom

Three piece suite comprising panel bath with chromed shower fitment, wash hand basin with vanity cupboards, low level w.c. half ceramic tiled walls, double glazed window, double panel central heating radiator, low voltage spotlighting to ceiling.

First Floor

Open staircase leading to –

Lounge

Superb first floor lounge with spectacular rural views to three elevations. Feature pitched pine balustrade, three double panel central heating radiators, double glazed timber windows to three elevations. Original pitched pine timber truss ceilings with timber purlins. Cast iron, beaded open grade fire on raised stone hearth with feature stone columns and timber mantle.

Particulars of sale

Bedroom Two

Timber double glazed window to gable elevation, double panel central heating radiator, coved ceiling.

Ensuite

Hand grip panel bath with shower fitment, wash hand basin on plinth fitment and fitted cupboards, low level w.c, double panel central heating radiator, double glazed timber window to front elevation.

Bedroom Three

Three feature double glazed windows, two 'Velux' skylights, single panel central heating radiator, fitted cupboards.

Shower Room

Shower cubicle, low level w.c.

Bedroom Four

Timber double glazed window to gable elevation, double panel central heating radiator.

Bathroom

Three piece suite comprising handle grip panel bath with shower fitment, pedestal wash hand basin, low level w.c, single panel central heating radiator. Twin double glazed timber windows to front elevation, airing cupboard, spotlighting to ceiling.

Annexe

Detached annexe linked to the main house by a roofed walkway.

Ground Floor

Garage

Double garage with electrically operated up and over doors, double glazed timber window

to rear and gable elevations. Light and power installed.

Boiler Room

Oil fired 'Worcester' boiler providing central heating and domestic hot water to the principle house and annexe, wall mounted radiator.

Apartment

To the first floor of the annexe is a self contained apartment with private access from the ground floor with a timber return staircase, double glazed window to front elevation, double glazed 'Velux' skylight.

Sitting Room/Games Room

Double glazed timber windows to three elevations, double panel central heating radiator.

Kitchen

Single drainer stainless steel sink unit with mixer tap, double glazed timber window to gable elevation, double panel central heating radiator.

Shower Room

Three piece suite comprising shower cubicle with electric shower fitment, corner bracket wash hand basin, low level w.c, single panel central heating radiator, double glazed timber window.

Gardeners W.C

Access from external only with low level w.c, bracket wash hand basin, single panel central heating radiator.

Garden Store

Enamel 'Belfast' sink with hot and cold supply, double glazed bay window to front

elevation.

External

Driveway/Parking

The principal house has a gated entrance across a cattle grid with separate timber gate, leading to a flagged and chipping, circular entrance driveway.

The annexe and garage have a separate entrance and cattle grid with adjoining stone wall.

To the front of the garage is a block paved parking area and separate concrete parking to the side.

Gardens

The majority of the gardens lie to the south rear side of the property with stone set pathway with separate feature stone flagged patio area, timber garden store. The beautiful gardens have been created over the last decades with many mature trees, shrubs, plantings, feature pergola, ponds, pathways and seating areas.

There is a stream that runs to the north east of the garden with feature timber bridge.

Services

Mains electricity, mains water, septic tank, oil fired central heating.

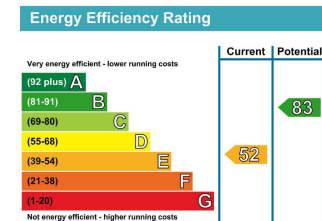
Tenure

The property is freehold with the benefit of possession upon legal completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

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.



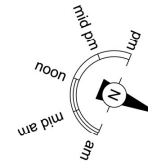
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Approximate Gross Internal Area : 238.65 sq m / 2568.80 sq ft

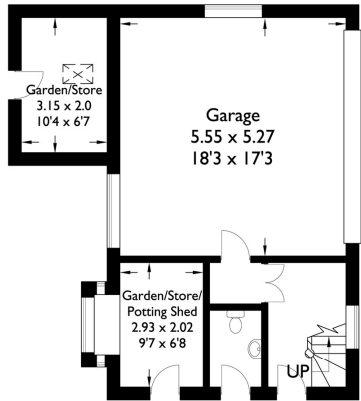
Coach House Ground Floor : 53.09 sq m / 571.45 sq ft

Coach House First Floor : 45.37 sq m / 488.35 sq ft

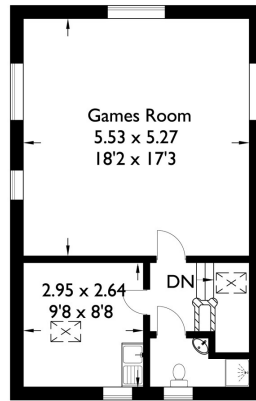
Total : 337.11 sq m / 3628.62 sq ft



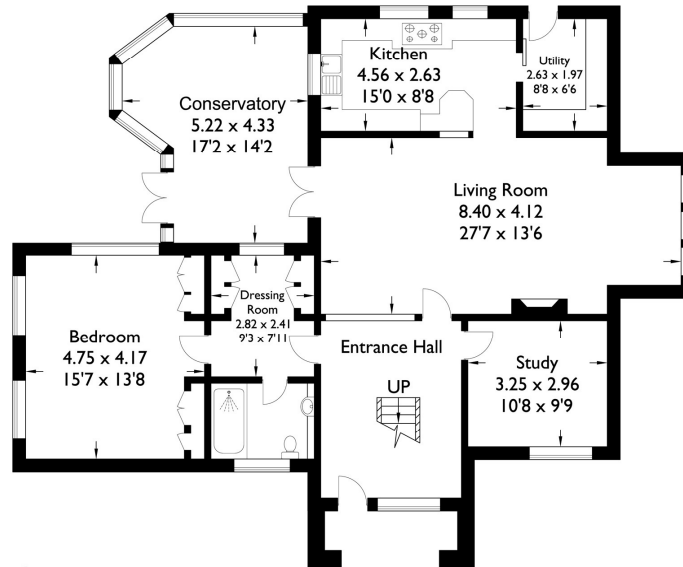
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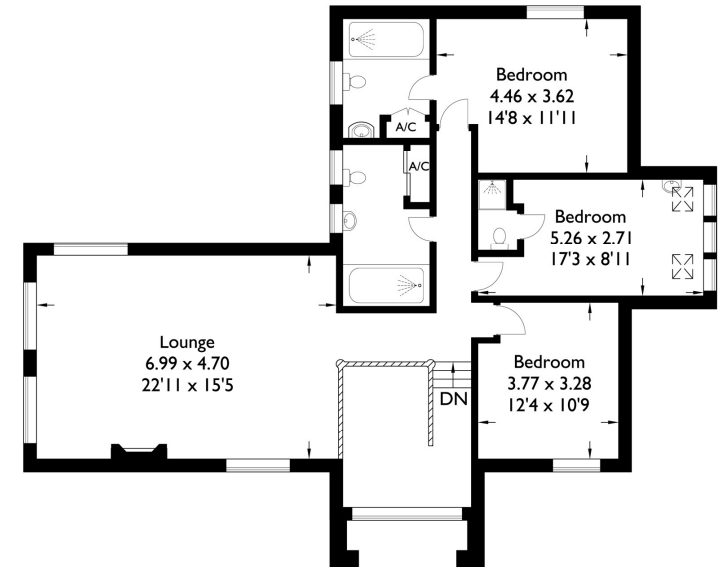
Annexe
Ground Floor



Annexe
First Floor

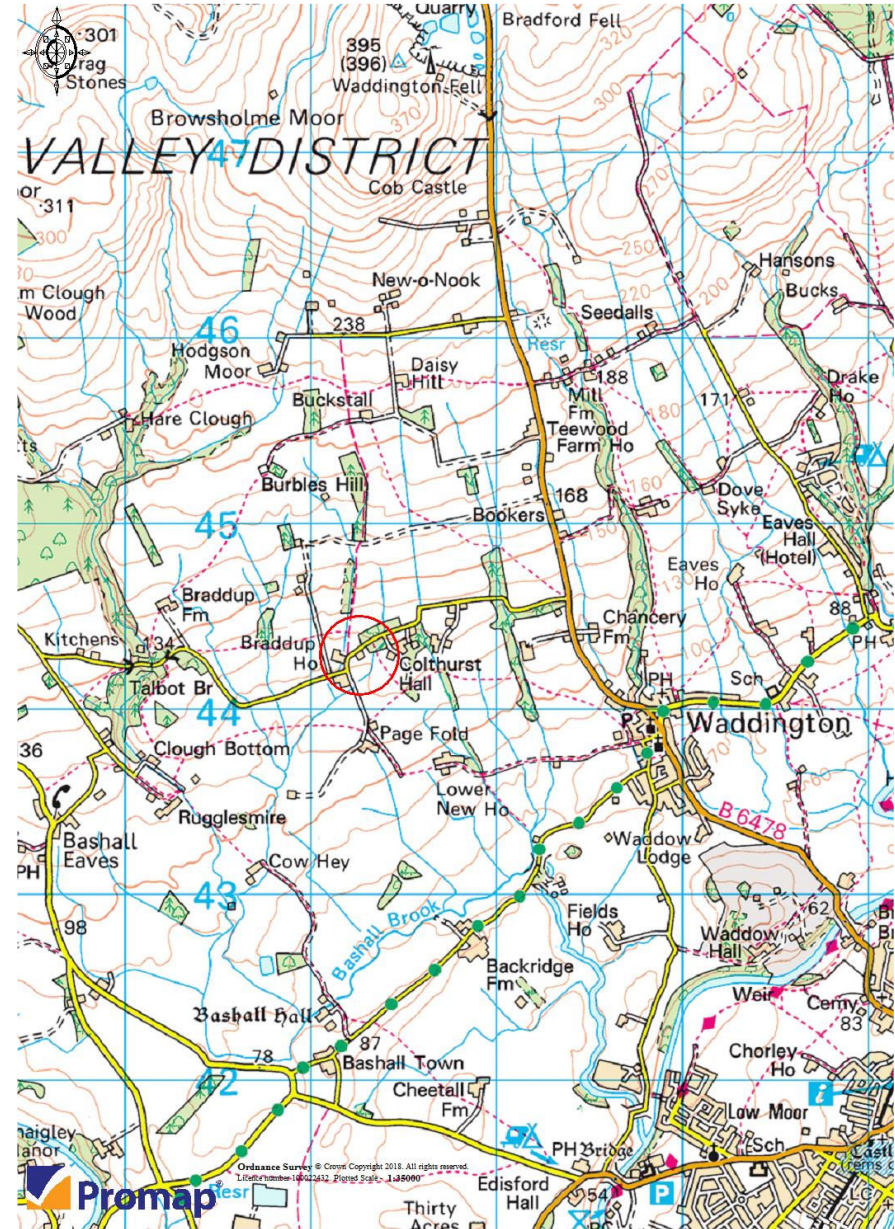
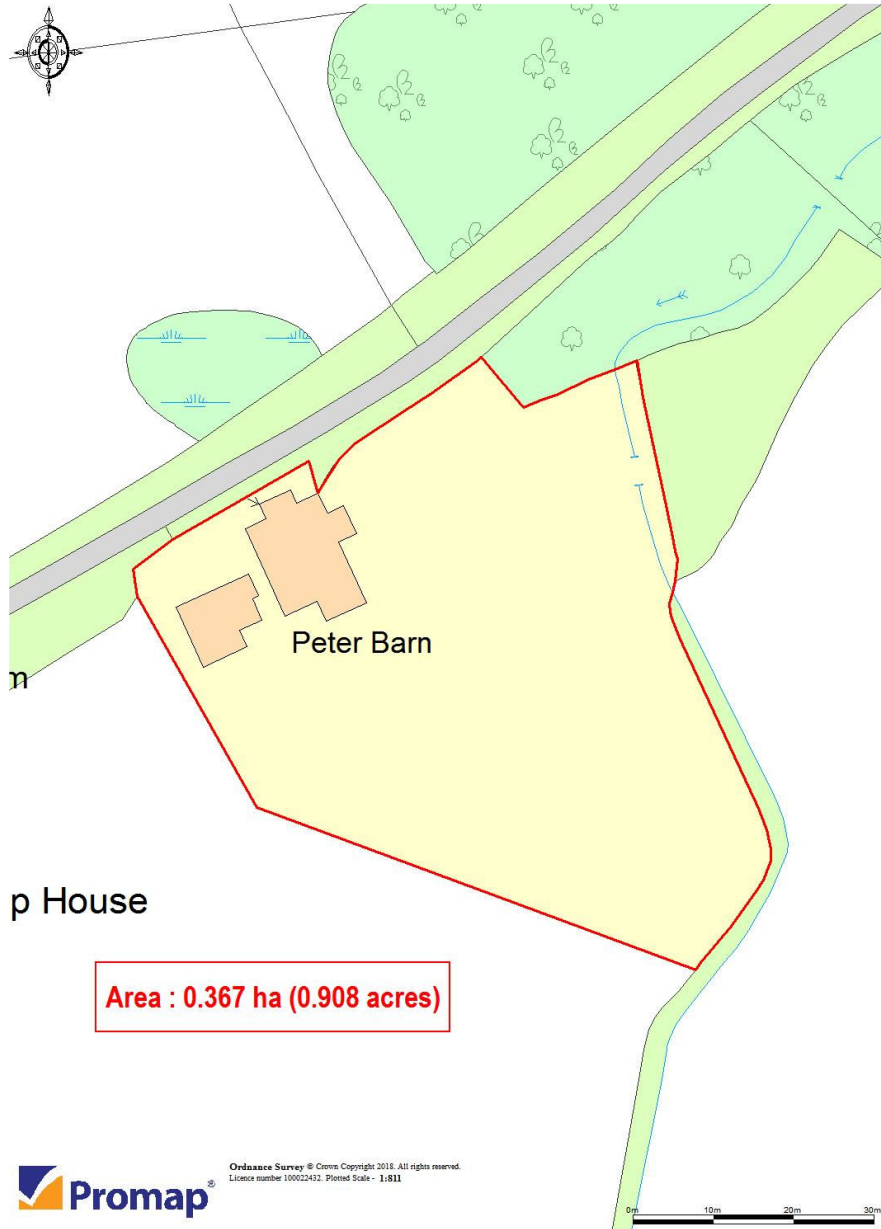


Ground Floor



First Floor

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