



Greenacre

Whiteacre Lane | Wiswell | Clitheroe | BB7 9BL

MSW HEWETSONS



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Guide Price of £1,195,000

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An elegant detached private house situated on the edge of one of the Ribble Valley's most popular villages. With beautiful rural views, a significant private site with extensive gardens & parking. High quality family accommodation with the benefit of a full central heating and double glazing. The family rooms are all light and bright with large windows to most elevations. The property also has the benefit of a large detached garage which has a superb first floor apartment, however, the entire garage and apartment was built to facilitate conversion to complete residential occupation if required in the future.

Accommodation

Ground Floor

Entrance Porch

Traditional timber panelled door, single panel central heating radiator, half timber panelled walls.

Reception/Hallway

Ornate coving, double panel central heating radiator.

Cloakroom

Low level w.c., pedestal wash hand basin on vanity unit, ceramic tiled walls, upvc double glazed window, single panel central heating radiator.

Dining Room

Feature arched fireplace recess, coved ceiling and ceiling rows, twin sealed unit double glazed sliding french doors leading to –

Conservatory

Sealed unit upvc double glazed conservatory, ceramic marble tiled flooring with under floor central heating, double sealed unit glazed doors leading to –

Sitting Room

Sealed unit upvc double glazed windows and doors, underfloor central heating.

Lounge

Feature upvc double glazed French doors to front elevation, upvc double glazed window to rear elevation, art nouveau style pewter finished open fire on raised black marble hearth, two double panel central heating radiators, feature coving and ceiling rows.

Inner Hallway

Cast iron multi fuel stove with slate back and raised hearth.

Breakfast Room

Sealed unit upvc double glazed windows to

rear elevation, double panel central heating radiator, ceramic tiled floor.

Boiler Cupboard

Gas boiler providing central heating and domestic hot water.

Dining Kitchen

High quality range of kitchen furniture including fitted base and wall units with complimentary 'Corian' work surfaces. Island unit with 'AEG' three ring induction hob with brushed steel glass extractor hood over, built in 'Neff' microwave, built in 'Neff' fan assisted electric oven, built in fridge and twin freezers. Built in 'Bush' dishwasher, built in 'Baumatic' drinks fridge. Ceramic tiled floors with underfloor central heating. Sealed unit upvc double glazed windows to front elevation, low voltage spotlighting to ceiling.

Particulars of sale

Utility Room

Twin 'Shanks' 'Belfast' ceramic sink, plumbed for washing machine and dryer, ceramic tiled floor, single panel central heating radiator, sealed unit double glazed window to rear elevation.

Office

Adjoining office area with fitted cupboards, drawers and work station, sealed unit double glazed upvc windows to rear and side elevation. Wall mounted high stand radiator.

Rear Porch

Half timber and half ceramic tiled walls, single panel central heating radiator, upvc double glazed rear door.

W.C

Upvc double glazed window and low level w.c.

First Floor

Staircase

Traditional return staircase with half landing with three feature upvc double glazed windows.

Main Landing

Open landing area with single panel central heating radiator.

Bedroom One

Upvc double glazed window to front, rear and gable elevations, range of fitted wardrobes, double panel central heating radiator.

En-Suite

Fully tiled Travertine ensuite with walk in shower, w.c, basin, heated towel rail and

double window.

Bedroom Two

Upvc double glazed window to front elevation, single panel central heating radiator, coved ceiling.

Bedroom Three

Upvc double glazed window to front elevation, single panel central heating radiator, coved ceiling.

Bedroom Four

Upvc double glazed window to front elevation, upvc double glazed door leading to balcony, decking area with wrought iron fencing and spiral staircase leading to garden areas.

House Bathroom

Four piece suite comprising boat bath with chromed mixer tap and hand shower, fully tiled shower cubicle, chromed pedestal and glass wash hand basin, low level w.c, 'Travertine' tiled flooring, chromed radiator towel rail, double panel central heating radiator, ceramic tiled walls, upvc double glazed window to rear elevation, low voltage spotlighting to ceiling.

First Floor

Turned timber staircase leading to first floor accommodation.

Landing

Open landing with upvc double glazed window to rear elevation, single panel central heating radiator.

Bedroom Five

Upvc double glazed window to front

elevation, double panel central heating radiator, eaves storage.

Bedroom Six

Timber 'Velux' twin skylights, half-timbered walls, single panel central heating radiator, and two walk-in wardrobes.

Shower Room

Three piece suite comprising shower cubicle with electric shower, wash hand basin on vanity unit, low level w.c, timber 'Velux' skylight, chromed radiator towel rail.

External

The property is approached front the main highway through and electrically operated wrought iron entrance gate with twin brick columns, herringbone set block driveway with curtesy lighting.

Parking

Large block parking area to the rear of the property with a central planted feature.

Large mature lawned gardens to front, side and rear with hedgerows, mature trees and plantings.

Annexe

Built in 2015, a detached annexe comprising a double ground floor garage with electrically operated up and over doors, light power and water installed, fluorescent lighting to ceiling.

The first floor is accessed via a steel staircase, a self-contained apartment comprising;

Living Room

Upvc double glazed window, electric radiator, eaves storage.

Bedroom

Separately partitioned bedroom with eaves storage cupboards, electric radiator, upvc double glazed window.

Kitchen

Fitted kitchen units, 'Beko' electric oven, 'Baumatic' twin ceramic hob, enamelled sink with chromed mixer tap, built in dishwasher and fridge.

Shower Room

Fully tiled shower cubicle with electric shower fitment, pedestal wash hand basin, low level w.c, upvc double glazed window and extractor fan.

Services

Mains gas, mains electricity, septic tank.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Principal house Band G, Annexe Band A 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.

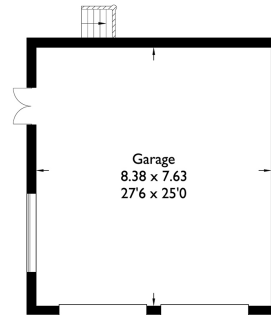
Greenacres

Approximate Gross Internal Area : 359.32 sq m / 3867.68 sq ft

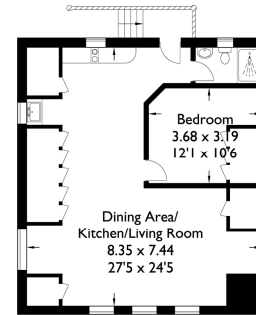
Garage : 63.93 sq m / 688.13 sq ft

Annex : 63.93 sq m / 688.13 sq ft

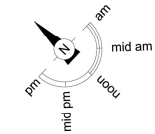
Total : 487.18 sq m / 5243.96 sq ft



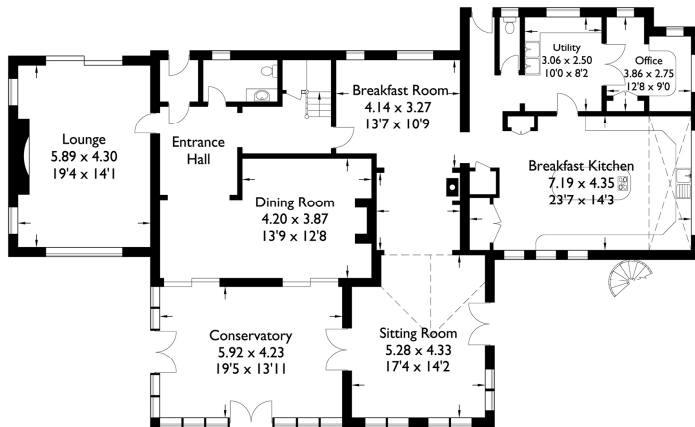
Garage



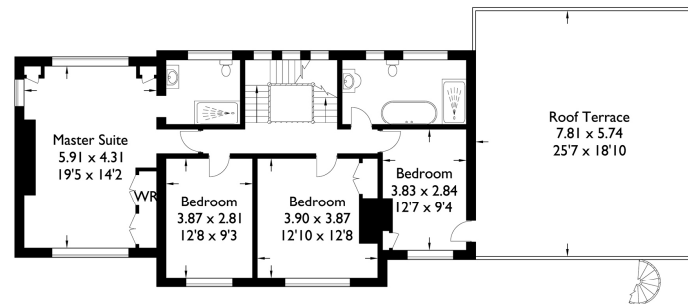
First Floor Annex



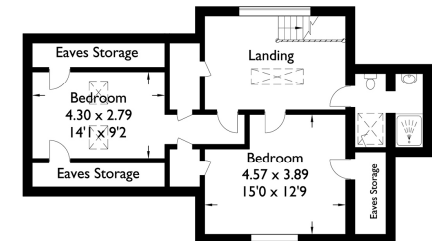
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



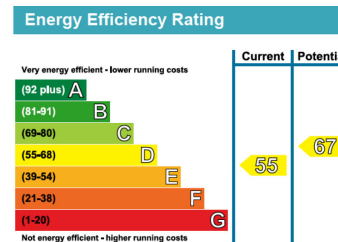
Ground Floor



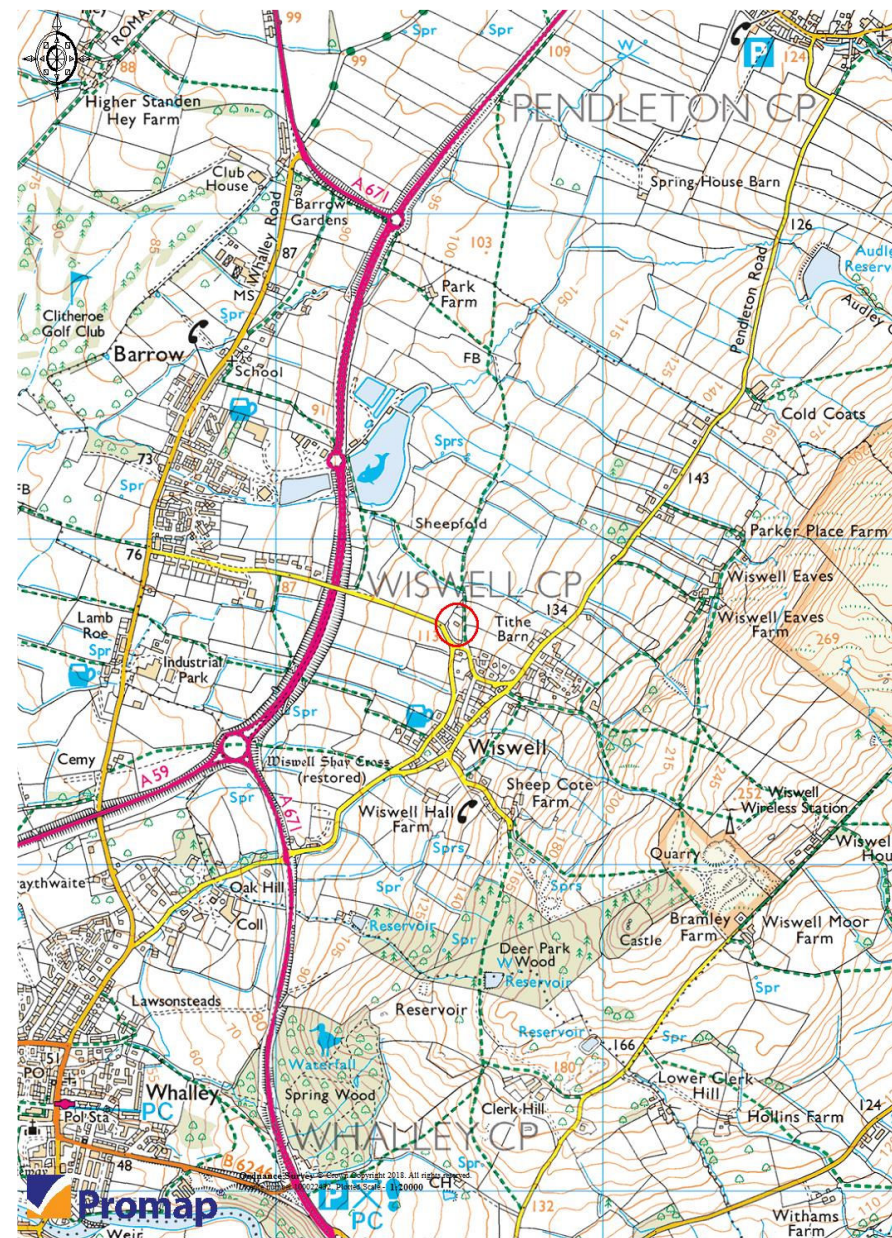
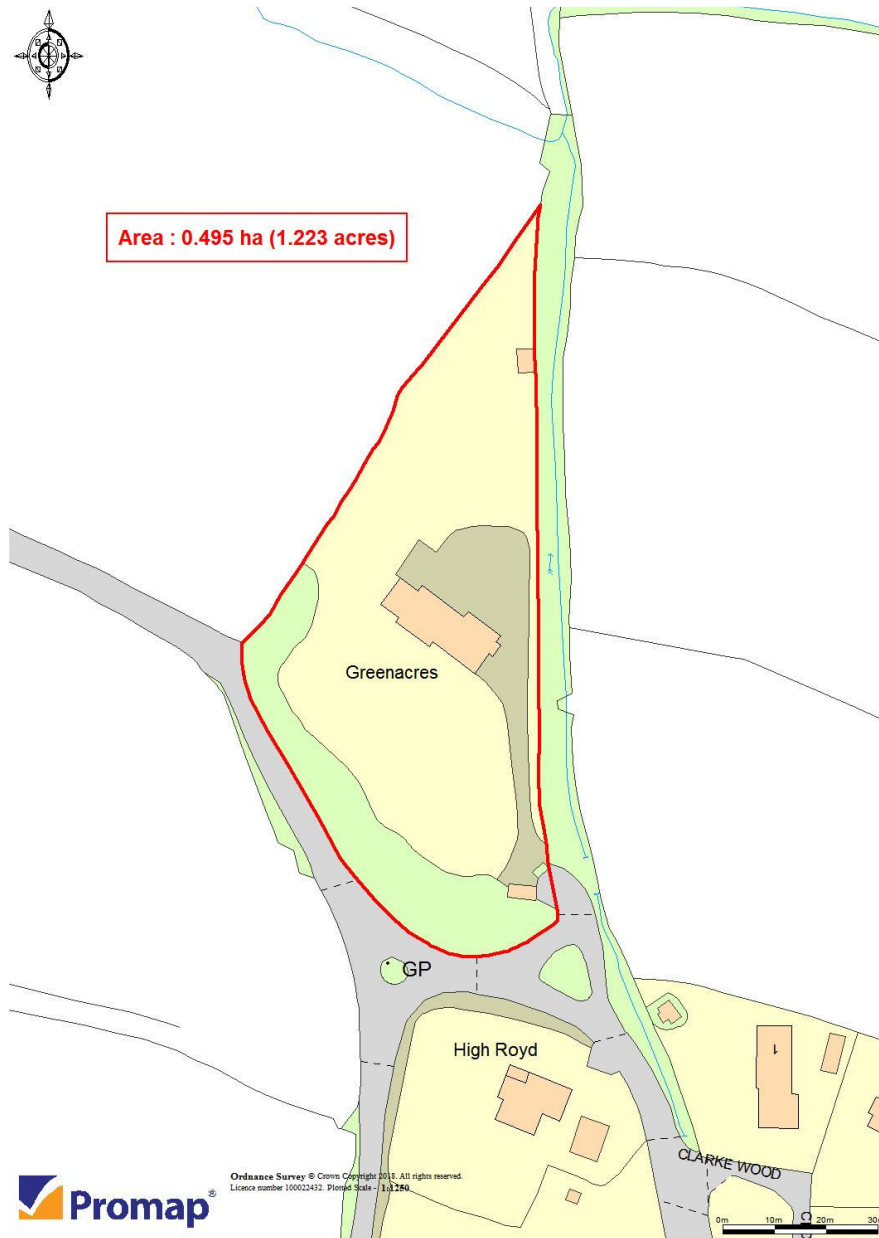
First Floor



Second Floor



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Annexe Kitchen



Annexe Living Dining Area





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