



Manor Laithe

Paythorne | Clitheroe | BB7 4JD

MSW HEWETSONS



Manor Laithe

Guide Price of £615,000

Paythorne | Clitheroe
BB7 4JD |

A quality detached property situated on edge of this popular and accessible village. Paythorne is ideally situated within a minute's drive of the A59 and therefore gaining access to both Lancashire and Yorkshire. The property has been developed from an original stock barn which was substantially rebuilt with high quality fixtures and fittings.

With extensive south facing lawned gardens with long distance views to Pendle Hill and the surrounding Ribble Valley.

Construction

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

Accommodation Comprising

Ground Floor

Entrance Hall

Double glazed entrance door and side window, single panel central heating radiator, coved ceiling. Understairs airing cupboard with 'Mega flow' pressurised hot water cylinder.

Dining Hallway

Feature double glazed full wall picture window with open views. Three single panel central heating radiators, coved ceiling.

Study/Office

Double glazed timber windows to front and gable elevations, double panel

central heating radiator.

Cloak Room

Two piece suite comprising pedestal wash hand basin with tiled splashbacks, low level w.c, double glazed timber window, single panel central heating radiator, coved ceiling.

Sitting Room

Open grate cast iron fire with feature timber 'Adams' style surround with raised tiled hearth. Twin double glazed timber windows to rear elevation, double glazed timber window to gable elevation, two single panel central heating radiators, coved ceiling.

Kitchen

Light open kitchen with range of high quality fitted base and wall units with complimentary tiled splashbacks. 'Neff' four ring gas hob with extractor hood over. Built in 'Europa' electric grill and 'Creda' oven beneath. Built in fridge.

Built in 'Neff' dishwasher. 'Karndean' timber floor with inset border, double glazed timber window to gable elevation, double panel central heating radiator.

Garden Room

Lovely garden room on the south elevation of the property with views to the adjoining lawns and open fields beyond. Double glazed windows to all elevations with feature double glazed timber truss ceiling, 'Karndean' flooring, two double panel central heating radiators.

Utility Room

Good sized utility room with warm flow oil fired boiler supplying domestic hot water and central heating, range of fitted base and wall units with work surfaces and tiled splashbacks, plumbed for washing machine and drying, double glazed windows to front and gable elevations, double glazed side doorway double panel central heating radiator

Particulars of sale

First Floor

Staircase

Traditional timber balustrade staircase

Landing

Open landing with matching timber balustrade staircase, feature arched double glazed window to front elevation, double glazed window to gable elevation, single panel central heating radiator.

Master Bedroom

Feature double glazed triple window with spectacular long distance views, double glazed window to gable elevation, range of fitted cupboards with knee hole seating area. Ample storage area with four built in wardrobes and separate linen cupboard.

En Suite

Five piece suite comprising panel bath, fully tiled 'Mira' shower cubicle, pedestal wash hand basin, low level w.c and bidet. Half ceramic tiled walls, high stand radiator towel rail, double glazed timber window to gable elevation, 'Velux' skylight, extractor fan, built in storage cupboard.

Bedroom Two

Double glazed feature full wall arched window with open views to adjacent fields. Built in wardrobe, two single panel central heating radiators.

En Suite Shower Room

Fully tiled shower cubicle with 'Mira' fitment, pedestal wash hand basin, low level w.c. half ceramic tiled walls, single panel central heating radiator, double glazed timber window to gable elevation.

Bedroom Three

Double glazed timber window to gable elevation, built in storage cupboard.

House Bathroom

Four piece suite comprising panel bath, pedestal wash hand basin, low level w.c, fully tiled shower cubicle with 'Mira' electric shower fitment. Half ceramic tiled wall, high stand chromed radiator towel rail, twin double glazed timber window to gable elevation, extractor fan.

External

Drive

Double timber entrance gate. Parking area for several vehicles.

Garage

Double detached garage with electric up and over doors, controlled from the house with a controller, light, power and water installed.

Gardens

The majority of the gardens lie to the south elevations, mainly laid to lawns with surrounding timber fencing and mature hedgerows. Separate lawned garden areas to the side and front of the property.

Patio

To the south elevation of the property is a flagged walkway and patio area which is ideal for sunbathing or external dining.

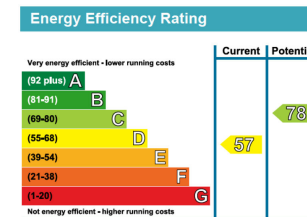
Services

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

Council Tax

Band F 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.

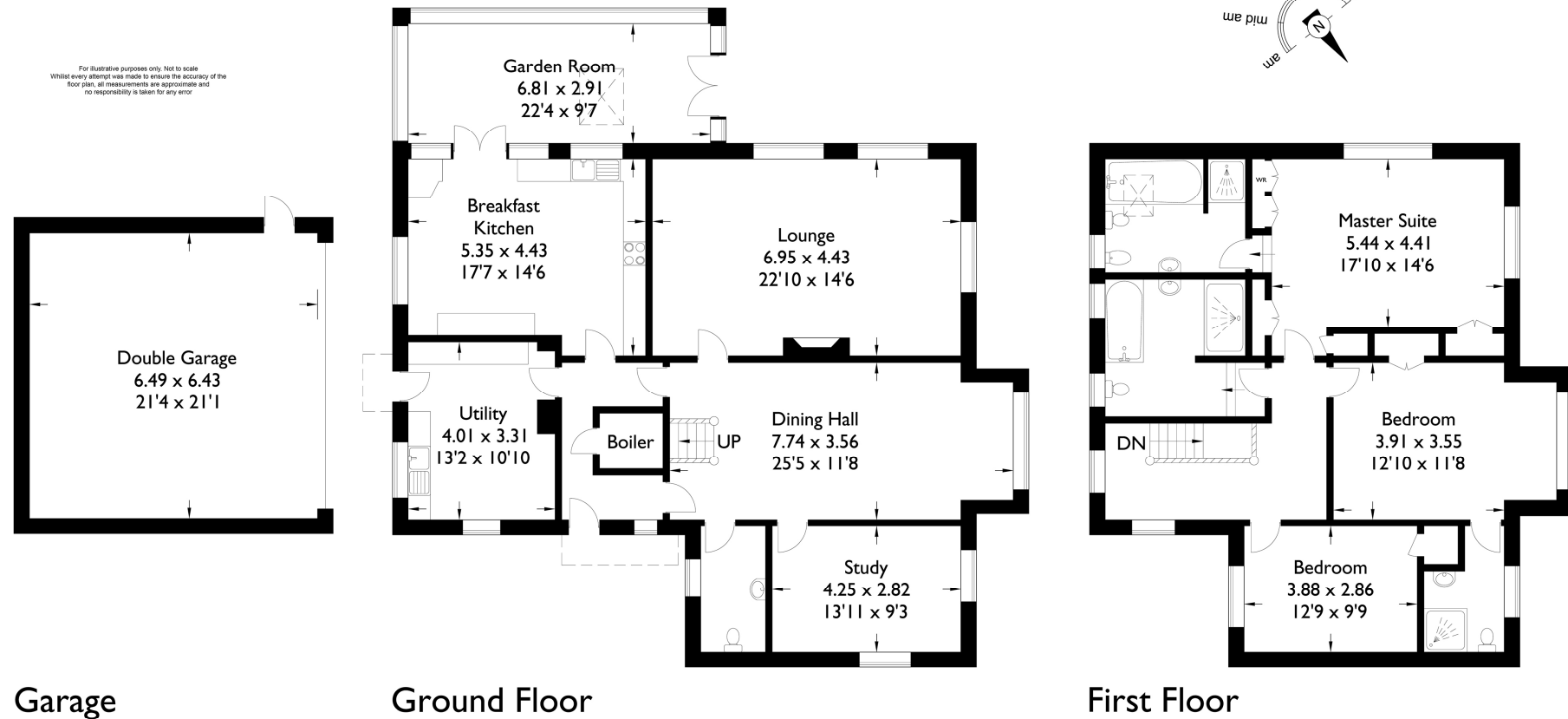


Manor Laithe

Approximate Gross Internal Area : 236.59 sq m / 2546.63 sq ft

Garage : 41.73 sq m / 449.17 sq ft

Total : 278.32 sq m / 2995.81 sq ft



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