



West Croft House

Off Downham Road | Chatburn | Clitheroe | BB7 4AU

MSW HEWETSONS



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Guide Price of £995,000

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A detached exclusive family house situated in a quiet, secluded and central position in Chatburn village. The property which was constructed in 1995 offers great family accommodation, high quality fixtures and fittings including an attached cottage suitable for staff or dependant relative accommodation.

Ground Floor

Entrance

Traditional bevelled stone column entrance. Double timber panelled door with sealed unit double glazed timber side windows.

Reception/Hallway

Diamond set ceramic tiled floor. Radiator, ceiling spotlights. Traditional timber spindle staircase leading to first floor accommodation.

Breakfast Kitchen

Large breakfast kitchen and snug area. High quality fitted kitchen, wall units with granite work surfaces and decorative tiled splash backs. Gas fired Aga. Bosch ceramic hob, Hotpoint oven and grill beneath, extractor hood over. Built in Bosch freezer, built in fridge, built in Hotpoint dishwasher. Ceramic tiled flooring, coved ceiling, low voltage spotlighting, ceiling fan. Built in wine cooler, separate snug area with sealed unit double glazed timber stone mullioned windows to both outer gable elevations, radiator, double timber doors leading to dining room also timber rear door.

Dining Room

Accessed by double doors from the reception hallway or breakfast kitchen, timber panelled flooring, double timber doors to rear elevation – access to gardens.

Sitting Room

Steps down from the dining room with timber balustrade. Dressed stone adams style fireplace with raised stone housing multi-fuelled stove which supplies room heating and also subsidises the heating to the main house and cottage. Sealed unit double glazed stone mullioned window to rear elevation, radiator, fitted bookshelves and cupboards.

Open Passage

Timber balustrade gaining access to lower ground floor, sealed unit double glazed stone mullioned window to front elevation, radiator.

Cloak Room

Wash hand basin with chromed mixer tap on tiled corner pedestal, low level w.c, panel radiator.

Utility Room

Single drainer stainless steel sink unit with mixer tap, fitted wall units with tiled splash backs, plumbed for washing machine and dryer. Radiator, sealed unit double glazed timber double doors to side elevation, low voltage spotlighting.

Garage

Integral double garage with electrically operated automatic up and over doors. Tiled dog wash shower.

Boiler/Drying Room

To the rear of the garage is a boiler/drying room. Ceramic tiled floor, sealed unit double glazed stone mullioned window to rear elevation, wall mounted Bosch boiler proving central heating and domestic hot water.

First Floor

Staircase

Traditional timber staircase leading from main reception hallway.

Landing

Open landing with timber balustrade, sealed unit double glazed stone mullioned window to front elevation, panelled radiator.

Master Bedroom

Sealed unit double glazed timber stone mullioned windows to rear and gable elevations. Two panelled radiators. Large open dressing area.

Walk In Wardrobe

Leading from the master bedroom to the Ensuite is a dressing and wardrobe area with fitted cupboards and timber doors.

Particulars of sale

En Suite Bathroom

Four piece suite comprising spa bath, Duravit wash hand basin on laminated pedestal drawers. Low level w.c., fully tiled shower cubicle with chromed fitment. Ceiling lighting, sealed unit double glazed stone mullioned window to front elevation.

Bedroom Two

Sealed unit double glazed stone mullioned window to rear elevation, ceiling lighting, coved ceiling, and panelled radiator.

Bedroom Three

Sealed unit double glazed stone mullioned window to rear elevation, ceiling lighting, panelled radiator, fitted cupboards and drawers.

Inner Landing

Linen cupboard with fitted shelving and high pressurised water cylinder.

Office

Sealed unit double glazed Velux skylight, panelled radiator and ceiling lighting.

Store Room

Fitted shelving, panelled radiator.

House Shower Room

Four piece suite comprising extra large shower cubicle with glazed partition and chromed fitments. Ceramic tiled floors, built in cupboards, twin bowl wash hand basins with chromed mixer tap, low level w.c., sealed unit double glazed stone mullioned window to front elevation, panelled radiator, low voltage spotlighting to ceiling.

Lower Ground Floor

Cinema Room/Bar

The entire lower ground floor area is devoted to a bespoke party room with seated area and wall television. Separate dining area and fitted bar

with all necessary fitments. Piano area, ceramic tiled floors throughout. Curved staircase leading to side entrance double doors, radiator and side window.

Shower Room

Wet room shower with wash hand basin on cupboard vanity unit, low level w.c., ceramic tiled walls and floors chromed radiator towel rail, ceiling lighting.

Cottage

The property has the benefit of an attached cottage which is connected at first floor level only, the accommodation can be used integrally or separate to the principal house.

Ground Floor

Bevelled glass timber entrance door, quarry tiled flooring, sealed unit double glazed timber window to gable elevation, panelled radiator.

Reception/Hallway

Ceramic tiled flooring, panelled radiator, ceiling lighting, under stairs storage.

Cloak Room

Low level w.c., Utopia wash hand basin, ceramic tiled flooring, sealed unit double glazed timber window to rear elevation, ceiling lighting.

Utility Store

Ceramic tiled flooring, sealed unit double glazed timber window to inner elevation, panelled radiator.

Sitting Room

Stone carved fireplace with raised half. Sealed unit double glazed timber stone mullioned window to front elevation, panelled radiator, coved ceiling.

Kitchen

Range of fitted wall unit with black granite work surfaces with matching splash backs. Single

drainer stainless steel sink unit with mixer tap, built in ceramic hob and oven. Sealed unit double glazed timber stone mullioned windows to either side elevations, side door, ceramic tiled flooring, low voltage spotlighting to ceiling, coved ceiling, and panelled radiator.

First Floor

Landing

Open landing with sealed unit double glazed timber stone mullioned windows to rear and front elevation.

Bedroom One

Sealed unit double glazed timber window to rear elevation, sealed unit double glazed Velux skylight to front elevation. Fitted wardrobe with timber doors,

Ensuite Bathroom

Comprising bath with shower fitment over, wash hand basin on laminated plinth, low level w.c., fully ceramic tiled walls and floors, sealed unit double glazed Velux skylight, ceiling lighting.

Access door to main residence

Bedroom Two

Sealed unit double glazed timber windows to front elevation, fitted wardrobes with timber doors.

Dressing Room

Ceramic tiled flooring, sealed unit double glazed side window, fitted wardrobes with timber doors.

Ensuite Bathroom

Four piece suite comprising boat bath with floor mounted chromed mixer tap and hand shower. Wash hand basin on vanity cupboard unit. Low level w.c., wet room style shower fitment with ceiling shower and hand shower fitment, glazed screen.

External

Drive

The property is approached through electrically operated wrought iron gates onto a private tarmacadam driveway.

Parking

To the front of the property is a large tarmacadam parking area suitable for several vehicles.

The drive continues past the principal house and cottage to a separate gated entrance to the stables and outbuildings.

Gardens

The majority of the gardens are situated to the front south elevation of the property. They comprise tiered garden running down to Chatburn beck with a formal lawned garden with hedge surround, separate orchid garden with mature fruit trees. To the rear of the property which has a separate tarmacadam driveway to it, there is a raised lawned garden access from the main house dining room. This leads to a barbeque and decked area with hot tub.

Stabling

Double timber stable block, foaling stable or feed store, light power and water installed.

Timber Stores

Two separate timber stores, green house.

Services

Mains electricity, mains water, mains gas, mains sewerage.

Tenure

Freehold with a vacant possession upon completion.

Council Tax

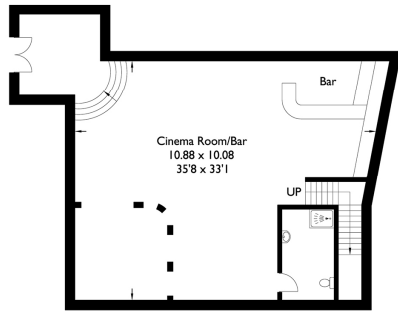
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West Croft

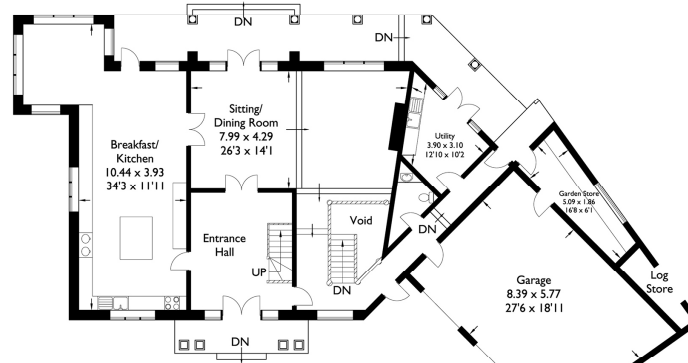
Approximate Gross Internal Area : 470.1 sq m / 5060.11 sq ft

Garage : 54.31 sq m / 584.58 sq ft

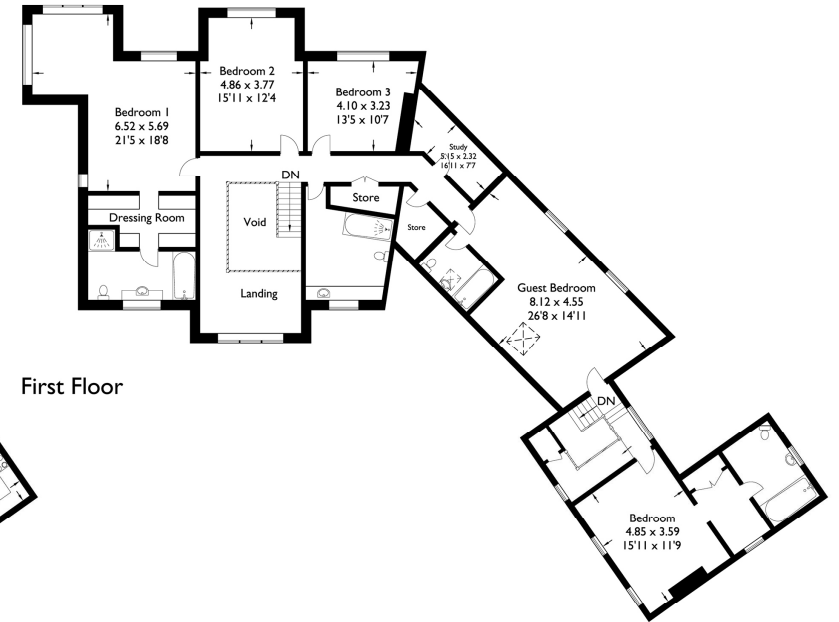
Total : 524.41 sq m / 5644.70 sq ft



Lower Ground Floor

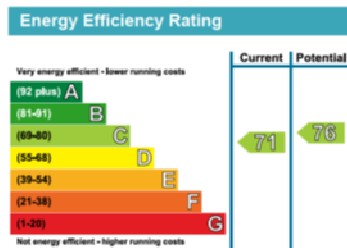


Ground Floor



First Floor

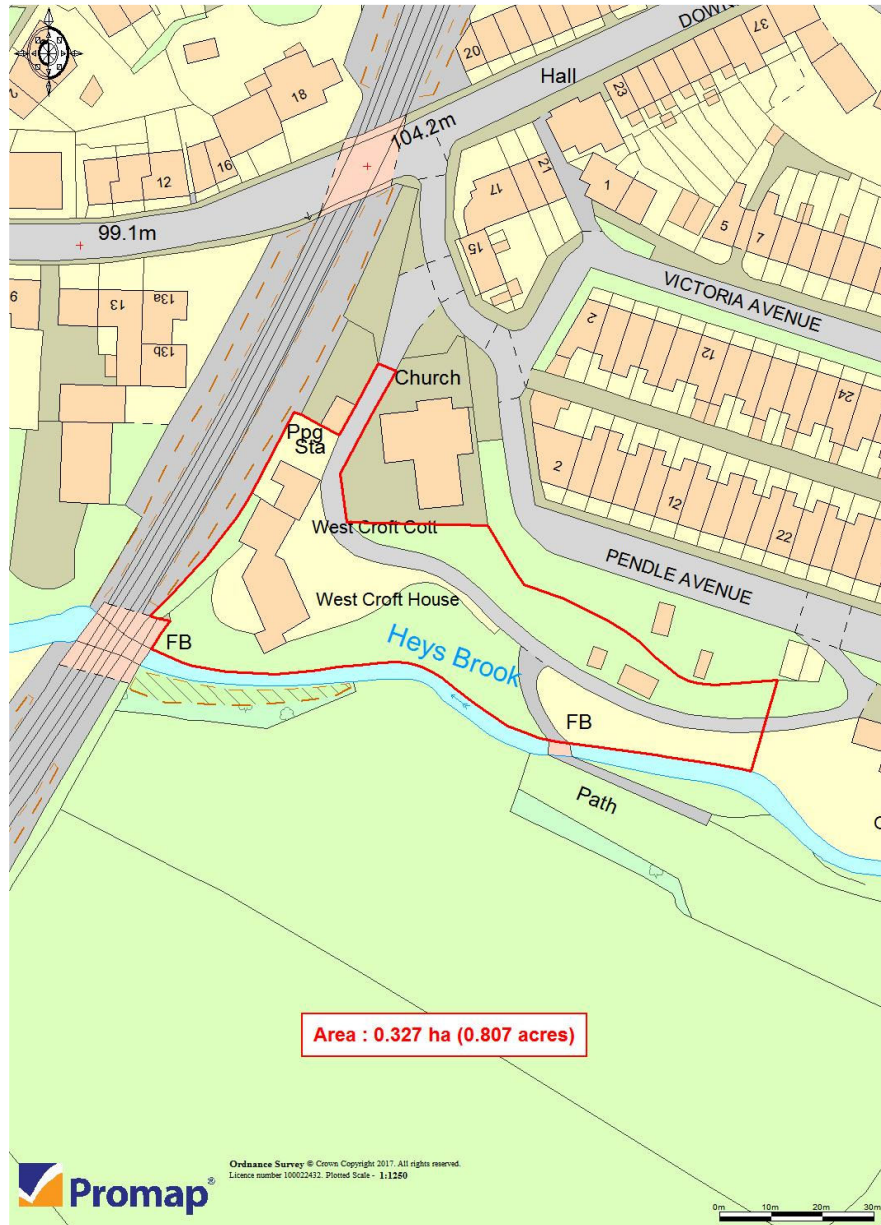
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



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The Cottage







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