



# Townhead Old Barn

49a Downham Road | Chatburn | Clitheroe | Lancashire | BB7 4AU

MSW HEWETSONS



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Guide Price of £449,500

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Characterful four bedroom semi-detached stone cottage with many traditional features in a lovely village location with spectacular long distance views, private parking, south facing rear garden & patio area.

## Construction

The property is constructed of stone work with pitched slate roof supported on timber.

## Accommodation Comprising

### Entrance Porch

Composite entrance door, decorative bull's eye side window with circular stone, cloak hanging.

### Reception Hallway

Stone flagged flooring, double panel central heating radiator, beamed ceiling, fitted storage cupboard.

### Lounge

Double glazed stone mullioned window to front elevation with timber panel window seat, herringbone set oak 'Parquet' flooring, beamed ceiling, ceiling and

wall lighting. Dressed sandstone 'Adams' style fireplace with handmade brick back and stone hearth housing a log burning stove.

### Front Entrance Hall

Traditional oak panelled entrance door with double glazed timber windows to either side with stone window bottoms, double panel central heating radiator, beamed ceiling, timber staircase leading to first floor accommodation.

### Study

Double glazed stone mullioned window to front elevation with stone flagged window bottom, double panel central heating radiator, beamed ceiling.

### Dining Kitchen Kitchen Area

Range of quality fitted base and wall units with complimentary light granite work surfaces and splashbacks. One and a half bowl enamel 'Belfast' sink with brushed steel mixer tap and 'Quooker' boiling water supply. Double glazed timber stone mullioned windows to front elevation with timber louvered shutters. Built in five ring 'Neff' gas hob, 'Neff' electric oven, 'Neff' brushed steel and glass extractor canopy with illumination, 'Neff' fridge freezer. High level built in 'Neff' microwave. Built in 'Neff' dishwasher. Stone flagged flooring, low voltage spotlighting to ceiling, beamed ceiling. Built in black enamel gas fired 'Esse' stove supplying heating to the room. Matching breakfast bar between kitchen and dining area.

# Particulars of sale

## Dining Area

Double glazed timber French doors leading to rear gardens and patio area, stone flagged flooring, double panel central heating radiator, beamed ceiling, low voltage spotlighting to ceiling. Built in cast iron 'Range' with living coal and gas fitment (presently inoperative).

## Utility Room

Range of fitted base and wall units with 'Belfast' enamel sink, tiled splashbacks, plumbed for washing machine, ceramic tiled flooring with diamond set corners, double panel central heating radiator, built in cupboards and drawers.

## Cloak Room

Low level w.c, pedestal wash hand basin, diamond set ceramic tiled flooring, ceiling lighting.

## Garage

Attached single garage with an electrically operated up and over door, concrete flooring, light, power and water installed, wall mounted 'Glow Worm' gas boiler providing central heating and domestic hot water.

## First Floor

### Staircase

Traditional timber staircase with timber balustrade and spindles.

### Landing

Open landing area gaining access to bedrooms.

### Master Bedroom

Double glazed timber stone mullioned window to front elevation with stone window bottom, single panel central heating radiator, original timber truss beamed ceiling.

### En Suite Shower Room

Walk-in fully tiled shower cubicle with chromed shower fitment, ceiling lighting, double 'Duravit' sink with chromed mixer tap and sliding drawers beneath, tiled splash backs, low level w.c, ceramic tiled flooring, chromed radiator towel rail, extractor fan, beamed ceiling.

### Bedroom Two

Double glazed timber windows to front and gable elevations both with stone window bottoms, single panel central heating radiator, original beamed timber truss ceiling.

### Bedroom Three

Double glazed timber window to gable elevation with stone window bottom, beamed timber truss ceiling, low voltage spotlighting, timber panelled wardrobes, double panel central heating radiator.

### Bedroom Four

Double glazed timber window to front elevation with stone window bottom, timber truss ceiling, single panel central heating radiator.

### House Bathroom

Three piece suite comprising traditional timber panelled bath with 'Mira' electric shower fitment, pedestal wash hand basin, low level w.c, ceramic tiled flooring, timber panelled half walls, timber truss ceiling, double glazed timber window to rear elevation.

### External

Traditional cottage garden to the rear, south facing elevation, mainly laid to lawns with flagged patio, raised beds and parking area.

Small stone walled raised garden area to front elevation.

## Services

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

## Tenure

Freehold with the benefit of vacant possession upon completion.

## Council Tax

Council tax band F payable to Ribble Valley Borough Council.

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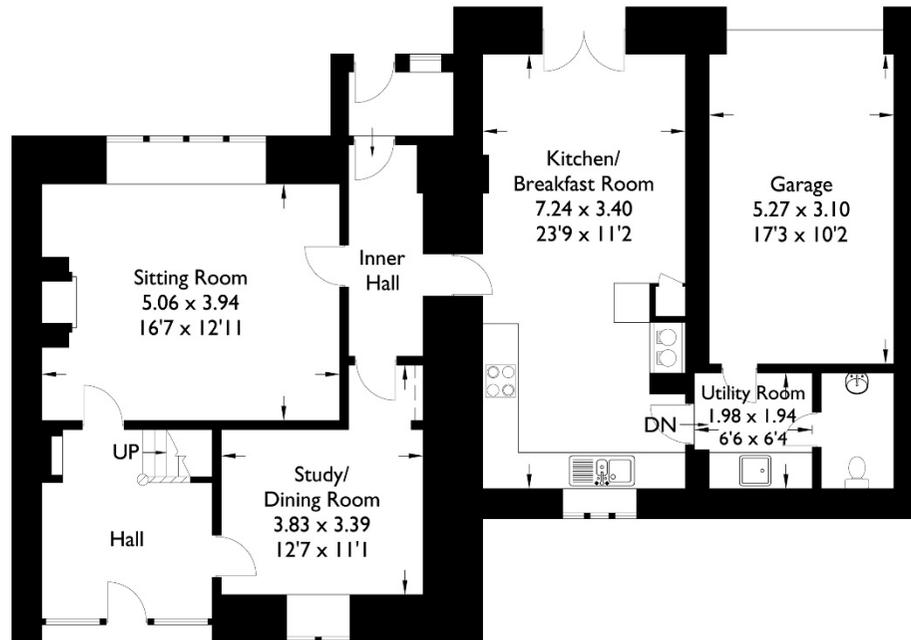
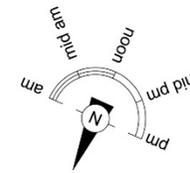
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approximate Gross Internal Area : 157.91 sq m / 1699.72 sq ft

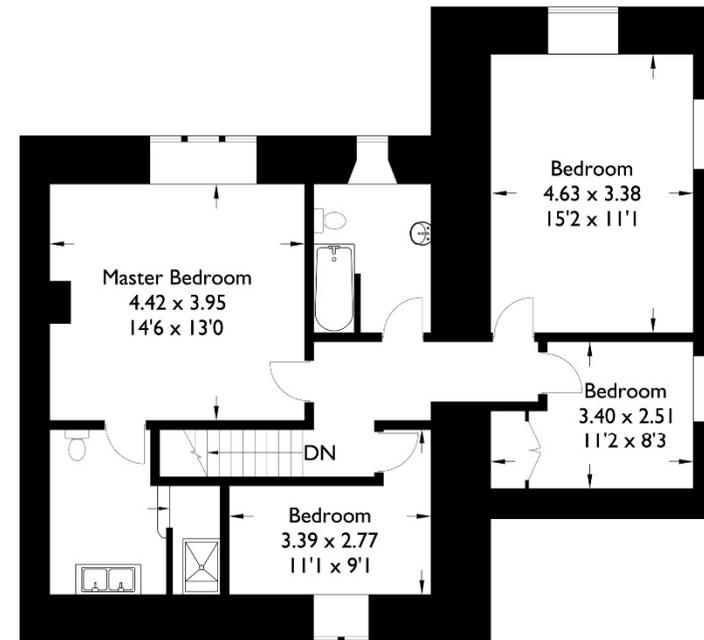
Garage : 15.96 sq m / 171.79 sq ft

Total : 173.87 sq m / 1871.52 sq ft



Ground 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.



First Floor

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