



Mosna Cottage

Newby | Rimington | Clitheroe | Lancashire | BB7 4DZ

MSW HEWETSONS



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Guide Price of £695,000

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A delightful detached village cottage situated in an elevated position with spectacular views, private gardens and detached garage. This property was rebuilt as a replacement dwelling 12 years ago, therefore having the benefit of modern insulation and construction yet retains the character and charm of the original.

Construction

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

Accommodation comprising

Ground Floor

Entrance Porch

Double glazed timber panelled door, limestone flagged floor, double glazed window to gable elevation, single panel central heating radiator.

Cloak Room

Low level w.c, pedestal wash hand basin with tiled splash backs, limestone flagged floor, double glazed timber window, single panel central heating radiator, fitted cloak hanging and shelving, extractor fan.

Breakfast Kitchen

Range of high quality 'Siematic' traditional kitchen furniture with complimentary black granite work surfaces. 'Franke' stainless steel sink with brushed steel mixer tap. Built in fridge and freezer, built in 'Neff' dishwasher. Black electric 'Aga' with 'Neff' illuminated brushed steel extractor hood over. Double glazed timber windows to front, rear and gable elevations, limestone flagged floor, underfloor heating.

Snug Room

Double glazed timber window to rear elevation, spotlighting to ceiling.

Utility Room

Double glazed timber window to front elevation. Stainless steel sink with mixer tap, fitted base and wall

units with tiled splash backs. Plumbed for automatic washing machine. Oil fired boiler supplying central heating and domestic hot water.

Dining Room

Dressed stone 'Adams' style fire place with raised hearth with 'Clearview' multi-fuel stove. Double glazed timber French doors to rear patio and garden areas. Under stairs storage, two high stand traditional radiators.

Front Porch

Double glazed timber panelled door, single panel central heating radiator, stone flagged floor.

Particulars of sale

Drawing Room

Cast iron Victorian style fireplace with handmade brick back, raised tiled hearth with 'Clearview' stove. Four double glazed timber windows, two high stand traditional cast iron radiators, spotlighting to ceiling.

First Floor

Staircase

Traditional return staircase with timber balustrade and hand rail.

Landing

Open landing with timber balustrade, double glazed timber window to rear elevation, double panel central heating radiator, spotlighting to ceiling.

Bedroom One

Double glazed timber window to rear and gable elevations, double panel central heating radiator.

Ensuite Bathroom

Four piece suite comprising free standing boat bath with chromed floor mounted mixer tap. Corner shower cubicle with wall mounted chromed shower fitment, wash hand basin, low level w.c, limestone tiled flooring with underfloor heating, double glazed timber window to

front elevation, spotlighting to ceiling.

Dressing Room

Double glazed timber window to rear elevation, range of fitted wardrobes and shelving, single panel central heating radiator, spotlighting to ceiling.

Inner landing leading to –

Bedroom Two

Double glazed timber window to gable elevation, double panel central heating radiator, spotlighting to ceiling.

En suite Shower Room

Corner shower cubicle with chromed shower fitment, pedestal wash hand basin, low level w.c, chromed radiator towel rail, limestone tiled flooring with underfloor heating, extractor fan, spotlighting to ceiling.

Bedroom Three

Double glazed timber window to front elevation, one double panel central heating radiator, spotlighting to ceiling.

Bedroom Four

Double glazed timber window to gable and rear elevations, two double panel central heating radiators, spotlighting to ceiling.

House Bathroom

Three piece suite comprising roll top bath with chromed legs, chromed mixer tap and shower fitment. Pedestal wash hand basin, low level w.c, limestone tiled flooring with underfloor heating, extractor fan, spotlighting to ceiling, double glazed timber window to front elevation.

External

Entrance

Double wrought iron gates, tarmacadam driveway leading to open parking area.

Garage

Detached double garage constructed of stonework with pitched slate roof supported on timber. Light, power and water installed, single glazed timber window to rear elevation, electrically operated roller shutter door, side personnel door.

Gardens

Attractive, well maintained shrubbery area to side of garage, lawn area running up to the main house from side of garage, timber kennels and dog run, natural stone flagged patios to the south elevation. Lawned garden area to the front of the property, stone flagged staircase and wrought iron fencing.

Services

Mains electricity, mains water, oil fired central heating.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

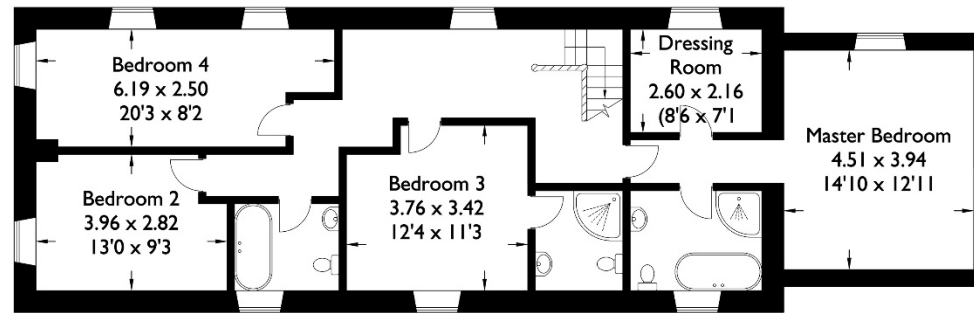
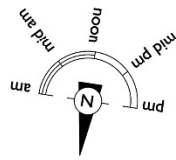
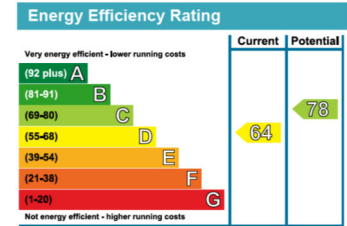
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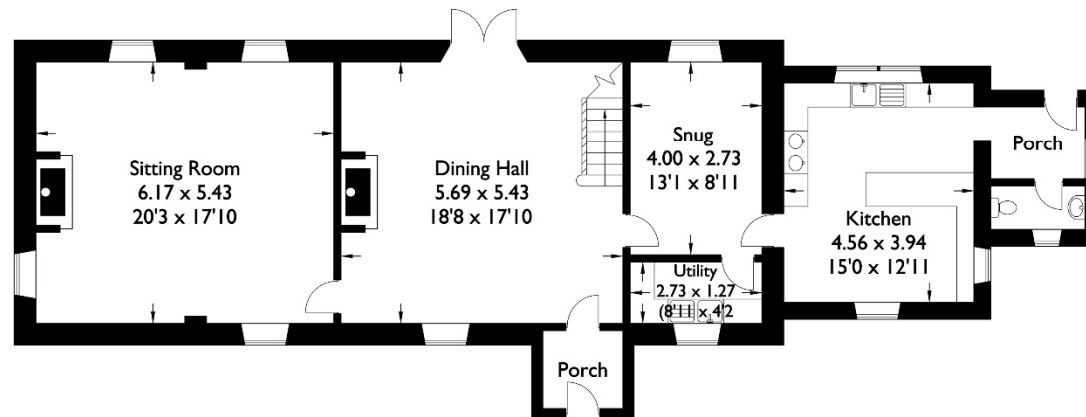
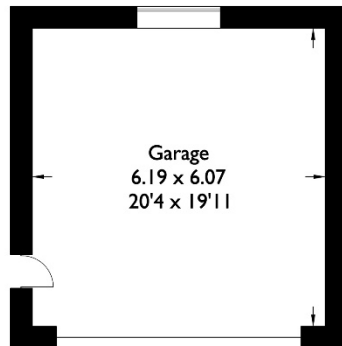
Approximate Gross Internal Area : 212.16 sq m / 2283.67 sq ft

Garage : 37.57 sq m / 404.40 sq ft

Total : 249.73 sq m / 2688.07 sq ft



First Floor



Garage

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.







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