



1 Valley View

Grindleton | Clitheroe | Lancashire | BB7 4RP

MSW HEWETSONS



1 Valley View

Guide Price of £350,000

Grindleton | Clitheroe
Lancashire | BB7 4RP

Rarely does a property of this quality and presentation come to the market. This gable end property is situated on the edge of Grindleton village with, as the name suggests, spectacular views across the Ribble Valley. The property has been significantly improved yet retains the original style and character of the architecture. With exceptional quality fitments including superb fitted kitchen, high quality large house bathroom, full gas central heating, beautiful decor throughout, attached garage and enclosed private courtyard rear garden with summer house.

Construction

The property is constructed of brickwork with external spar rendering and dressed stone quoins, with tiled roof supported on timber.

Accommodation Comprising

Ground Floor

External Porch

Original tiled flooring, single glazed side window.

Reception Hallway

Traditional timber panel door with glazed leaded and bevelled glass window. Karndean timber effect flooring, double panel central heating radiator, original coving,

understairs storage.

Sitting Room

Upvc double glazed bay window, double panel central heating radiator. Karndean timber effect flooring, multi-fuel cast iron stove with raised marble hearth and timber mantle, original coving and plate rail, recessed built in book shelf.

Dining Room

Upvc double glazed double French doors leading to gardens and patio area. Karndean timber effect flooring, double panel central heating radiator. Original coved ceiling, original timber recessed built in storage cupboards. Gas fired

'Esse' log effect cast iron fire set on raised stone hearth.

Kitchen

Ample sized kitchen with range of high quality fitted furniture with floor to ceiling fitted cupboards with built in 'Bosh' electric double oven with grill and separate warming tray. Matching island unit with amber marbled work surfaces and built in 'Bosch' five ring gas hob, one and a half bowl stainless steel sink with chrome mixer tap. In sink instant hot water tap, built in 'Bosch' dishwasher, ceramic tiled floor, high stand wall radiator, Lutron ceiling lighting, timber double glazed 'Velux' skylight. Upvc double glazed window to rear elevation.

Particulars of sale

Utility Room

Annexed utility room to kitchen with matching base and wall units, amber marbled work surfaces. Ceramic tiled floor, plumbed for automatic washing machine, Upvc double glazed rear door and window. Wall mounted oil filled electric radiator.

Cloak Room

Ceramic tiled floor, low level wc, antique style corner bracket wash hand basin, wall mounted oil filled electric radiator, built in shelving.

First Floor

Staircase

Handmade twisted wrought iron turned balustrade with Upvc half landing window.

Main Landing

Open landing with handmade wrought iron twisted balustrade, Upvc double glazed window to front elevation, double panel central heating radiator.

Bedroom One

Upvc double glazed window to front

elevation, single panel central heating radiator, full wall built in wardrobes, coved ceiling.

Bedroom Two

Twin Upvc double glazed windows to rear elevation, two double panel central heating radiators, built in wardrobes coved ceiling. Access to fully boarded loft housing boiler.

House Bathroom

Superb large house bathroom with free standing boat bath with floor mounted 'Catchpole and Rye' chrome antique style mixer tap and hand shower, low level wc, traditional 'Matki' shower cubicle with glazed panels, ceramic tiling, with wall mounted 'Catchpole and Rye' antique style shower fitment. Traditional marble and glazed wash hand basin on bow fronted timber vanity cabinet, half timber walls, coved ceiling, low voltage spotlighting, Upvc double glazed window to rear elevation, chrome radiator towel rail.

Attached Garage

Large attached garage with ample

parking and workshop area with double bowl stainless steel sink unit and steel splash backs, electrically operated up and over garage door, light, power and water installed. Access to boarded loft area.

External Garden Forecourt

To the front of the property is a traditional garden forecourt with wrought iron fencing, stone steps, raised chipping patio area, side patio with seating. To the rear of the property is an enclosed patio garden, timber and glazed open summer house.

Services

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

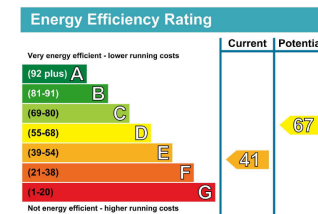
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band D 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.

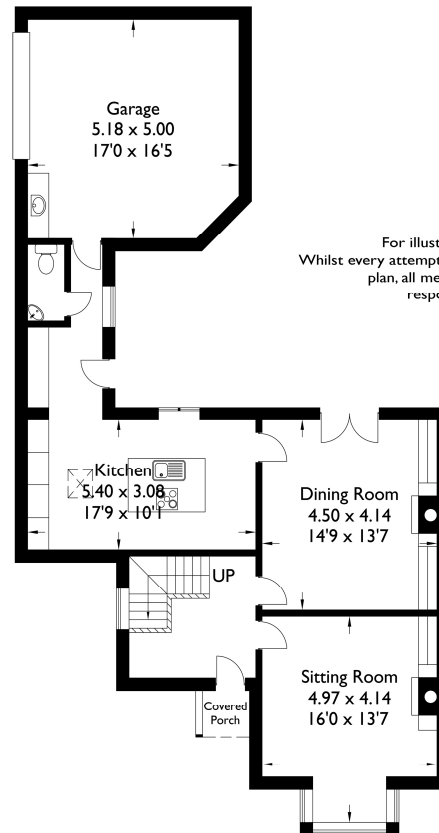


I Valley View

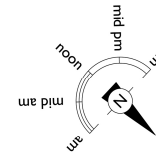
Approximate Gross Internal Area : 124.92 sq m / 1344.62 sq ft

Garage : 25.40 sq m / 273.40 sq ft

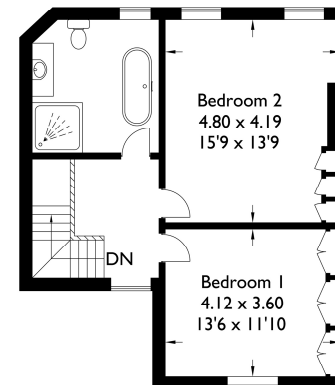
Total : 150.32 sq m / 1618.03 sq ft



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







MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG