



3 Clerk Hill Barn

Clerk Hill Road | Sabden | Clitheroe | Lancashire | BB7 9FR

MSW HEWETSONS



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Guide Price of £400,000

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A superb mid cottage situated in a rural yet accessible residential area, with spectacular open views and the benefit of a large garden area and vegetable plot. The property has the benefit of oil fired central heating and double glazed timber windows.

Construction

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

Accommodation comprising;

Ground Floor

Entrance Porch

Traditional hardwood panel stable door with leaded courtesy window, stone flagged floor, ceiling spotlighting.

Cloakroom

Containing pedestal wash hand basin, low level wc, stone flagged floor, half tongue and groove boarded wall, single panel central

heating radiator, ceiling spotlighting and extractor fan.

Sitting Room

Solid oak boarded flooring, ceiling timbers, random stone chimney breast with decorative timber mantle and raised ceramic hearth. Low voltage spotlighting to ceiling, recessed shelving with glass shelves, double panel central heating radiator. Timber double glazed top opening window.

Breakfast Kitchen

Range of quality fitted pine units with complementary work surfaces and tiled splash backs. Double bowl stainless steel drainer sink with

chrome mixer tap. Built in electric oven and grill with illuminated extractor over. Diamond set ceramic tiled flooring, double panel central heating radiator, timber beamed ceiling. Hardwood double glazed opening window to conservatory. Traditional timber panel stable door with bevelled glass top. Understairs storage pantry.

Conservatory

Full width conservatory with diamond set tiled flooring. Range of built in timber panelled storage cupboards, double panel central heating radiator, access to service cupboard, double glazed Upvc wall and ceiling.

Particulars of sale

First Floor Staircase

Traditional timber staircase with turned newel posts and barley twist spindles. Double handrail.

Landing

Open landing area with double panel central heating radiator, timber double glazed 'Velux' skylight.

Bedroom One (front elevation)

Double glazed timber top opening window, double panel central heating radiator, timber beamed ceiling, built in panelled wardrobes.

En Suite Shower Room

Containing fully tiled shower cubicle, pedestal wash hand basin, low level wc, Upvc 'Velux' skylight, double panel central heating radiator, extractor fan.

Bedroom Two (rear elevation)

Double glazed 'Velux' skylight, double panel central heating radiator.

Bedroom Three (rear elevation)

Built in wardrobes, double panel central heating radiator, low voltage spotlighting to ceiling, beamed ceiling.

Bathroom (Centre)

Containing three piece comprising Spa bath, timber panelling, pedestal wash hand basin, low level wc, diamond set ceramic tiled floor, fully ceramic tiled walls, low voltage spotlighting to ceiling, extractor fan, single panel central heating radiator.

External

Forecourt

To the front of the property is a cobbled set area with double parking bay.

Rear

Rear yard area with oil tank.

Land & Gardens

To the front of property across a private driveway are extensive land and garden areas, mainly laid to lawns with separate BBQ and

summer entertaining area with timber decking and pergola. Additional secluded vegetable garden with timber storage sheds.

Services

Private water supply, (water test certification) mains electricity, oil fired central heating, communal sewerage system (servicing four properties with compliance certification).

Tenure

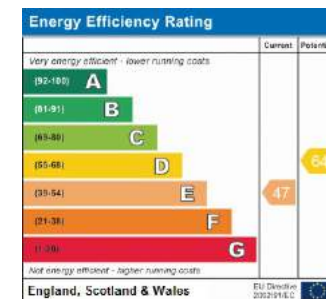
The property is freehold with the benefit of vacant possession upon completion.

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.

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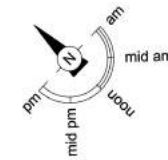
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Approximate Gross Internal Area : 113.67 sq m / 1223.53 sq ft

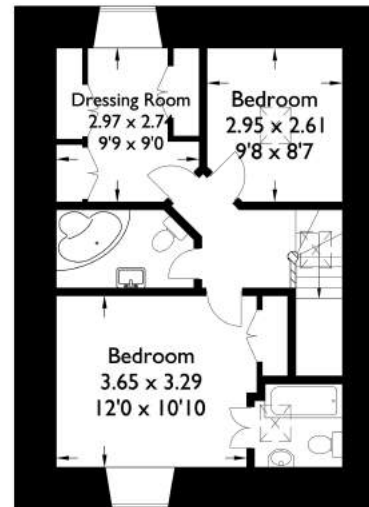
Outbuilding : 7.07 sq m / 76.10 sq ft

Total : 120.74 sq m / 1299.63 sq ft

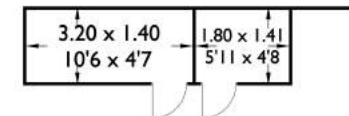
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Outbuilding







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