



High Beech House

Chatburn | Clitheroe | BB7 4AA

MSW HEWETSONS
Surveyors • Estate Agents





High Beech House Chatburn Clitheroe BB7 4AA

Price: £495,000

A substantial three-story detached family house situated in an elevated position with extensive internal and external accommodation including up to seven bedrooms and private well protected lawn garden areas to rear.

Construction

The property is constructed of reconstituted stonework with pitch tiled roof supported on timber.

Ground Floor

Entrance Porch

Traditional timber entrance door with bevelled glass oval inset and covered ceiling.

Reception Hallway

Double panel central heating radiator and covered ceiling.

Cloaks

Low-level WC, pedestal wash hand basin with tiled splashbacks and extractor fan.

Understairs Store

With cloaks hanging and services.

Sitting Room (front elevation)

Sealed unit uPVC timber effect double-glazed bay window with stone mullions to front elevation. Sealed unit uPVC double-glazed window to gable elevation. Double panel central heating radiator, coved ceiling and ceiling rose. Traditional Adam style fireplace with marble tiled fireback and raised hearth, glass-fronted built-in stove.

Living Room (rear elevation)

Sealed unit uPVC double-glazed French doors to rear elevation with access to rear garden and patio areas. Sealed unit uPVC double-glazed window to gable elevation, coved ceiling and ceiling rose. Double panel central heating radiator.

Kitchen

Range of fitted base and wall units with complementary worksurfaces and tiled splashbacks. Single drainer stainless steel sink unit with mixer tap, built-in 'Hygena' dishwasher and plumbed for automatic washing machine. Built-in freezer. Double panel central heating radiator and low-voltage spotlighting to ceiling.

Dining Room

uPVC double-glazed half bay window with stone mullions, double panel central heating radiator and coved ceiling.

Conservatory

Large wrap round conservatory constructed of stonework with uPVC double-glazed side windows and PVC ceiling.

Utility / Boiler Room

Twin 'Glow-Worm' gas-fired boiler supplying central heating and domestic hot water. Ceramic tiled floor and plumbing for washing machine.

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County Register

www.countyregister.com



Particulars of Sale

First Floor

Staircase

Traditional timber return staircase with half landing with decorative uPVC double-glazed window with leaded and floral stain glass design.

Landing

Open landing area with single panel central heating radiator. Built-in linen cupboard.

Bedroom One (front elevation)

uPVC timber effect double-glazed bay window with stone mullions to front elevation. Full wall fitted wardrobes. Double panel central heating radiator.

En-Suite Shower Room

Containing three-piece suite comprising corner shower cubicle with 'Mira' fitment, pedestal wash hand basin in timber vanity unit, low-level WC, fully ceramic tiled walls, uPVC double-glazed timber effect window to front elevation and single panel central heating radiator.

Bedroom Two (rear elevation)

Sealed unit uPVC timber effect double-glazed window with stone mullions to rear elevation. Sealed unit double-glazed uPVC timber effect window to gable elevation. Single panel central heating radiator.

Bedroom Three (front elevation)

uPVC double-glazed timber effect stone mullion window to front elevation and double panel central heating radiator.

Bedroom Four (rear elevation)

Sealed unit uPVC double-glazed timber effect window with stone mullions to rear elevation and single panel central heating radiator.

House Bathroom

Containing a four-piece suite comprising fully tiled shower cubicle with 'Mira' fitment, timber panelled bath, pedestal wash hand basin and low-level WC. Half ceramic tiled walls, single panel central heating radiator, sealed unit uPVC double-glazed timber effect stone mullioned window to gable elevation.

Second Floor

Staircase

Traditional timber balustrade return staircase with feature half-landing window with sealed unit uPVC double-glazed leaded and stainglass floral design.

Landing

Open landing area.

Bedroom Five / Studio Office

Sealed unit uPVC double-glazed leaded circular window to gable elevation and twin sealed unit timber double-glazed Velux skylights. Two single panel central heating radiators. Access to roof void storage areas.

Bedroom Six / Workroom

Double panel central heating radiator, twin sealed unit double-glazed Velux skylights.

Bedroom Seven / Playroom

Sealed unit uPVC timber effect double-glazed window to front elevation, double panel central heating radiator and ceiling lighting.

External

Driveway leading from main highway to traditional timber gateway.

Parking

Hardcore parking area to side and rear for several vehicles.

Garage

Detached double garage with up and over door, light, power and water installed.

Gardens

Patio garden with raised borders to rear elevation and small garden area to front.

The main lawn garden to this property extends to the rear with mature trees and floral borders together with Rose garden, vegetable garden and greenhouse.

Services

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

Special Note:

The property has the benefit of a solar panel heating system please see separate specification.

Tenure


Freehold with the benefit of vacant possession upon legal completion.

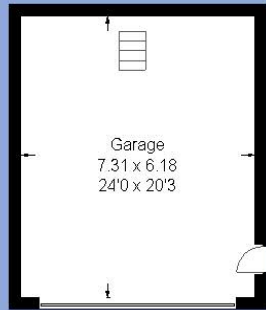
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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		69	74			67	73

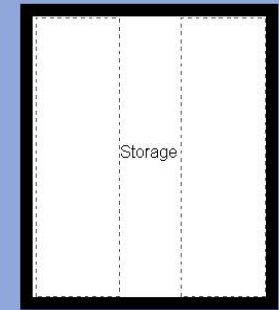
High Beech House

Approximate Gross Internal Area :-
 332 sq m / 3574 sq ft
 Cellar :- 50 sq m / 538 sq ft
 Garage :- 91 sq m / 979 sq ft
 Total :- 473 sq m / 5091 sq ft

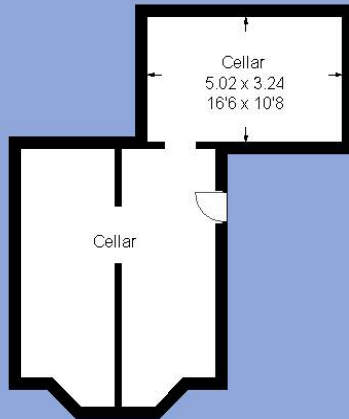
 = Reduced headroom
 below 1.5 m / 5'0"



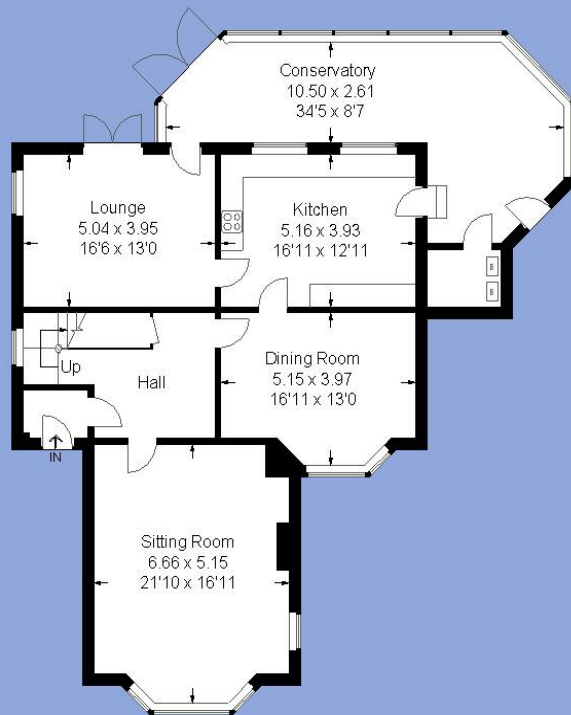
Garage - Ground Floor



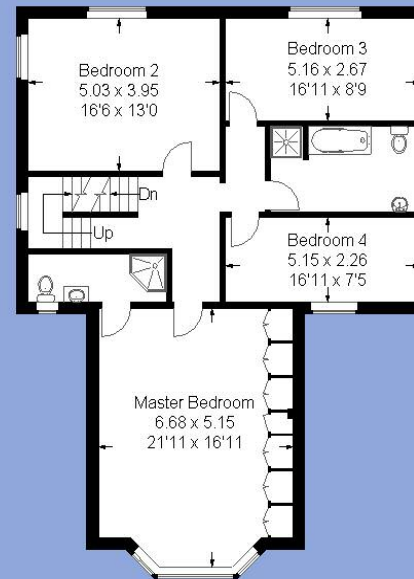
Garage - First Floor
 (Not Shown In Actual
 Location/ Orientation)



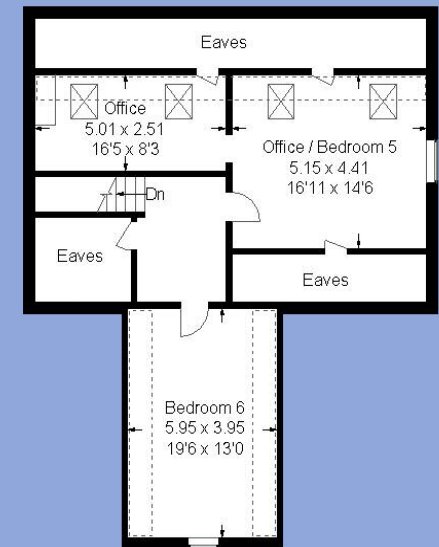
Cellar



Ground Floor

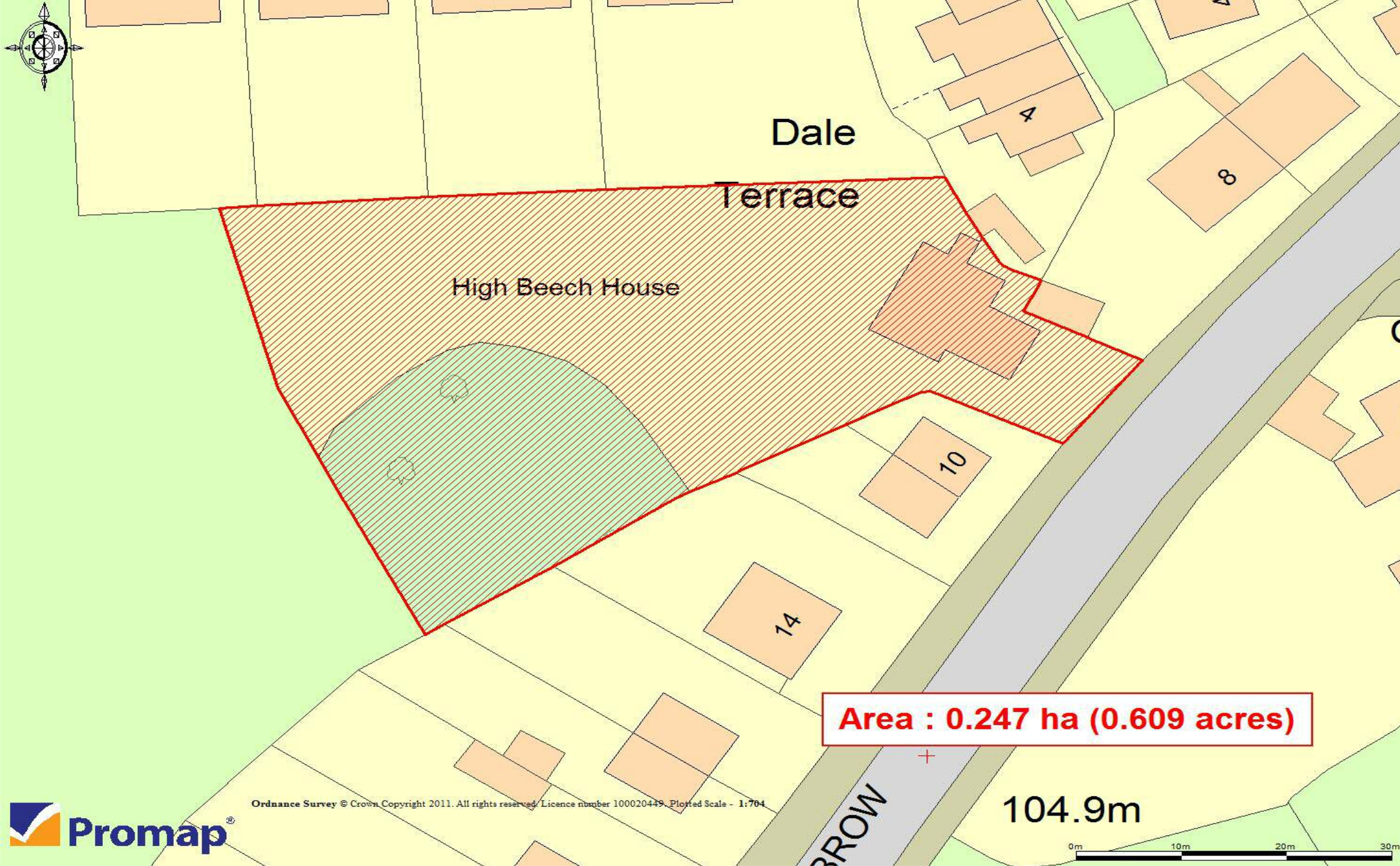


First Floor



Second 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



Area : 0.247 ha (0.609 acres)

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