



Hollyfrost Cottage

10 Whalley Road | Hurst Green | BB7 9QJ

MSW HEWETSONS



Hollyfrost Cottage

Guide Price of £545,000

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BB7 9QJ

Delightful detached country cottage situated in one of the Ribble Valley's most popular yet accessible villages. With easy access to Clitheroe, Blackburn and the motorway network with good local facilities and renowned schooling.

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

ACCOMMODATION

Ground Floor

Reception Hallway

Sealed unit double-glazed timber panel entrance door, stone flag flooring, twin sealed unit double-glazed timber windows to front elevation, carved stone fireplace, timber beamed ceiling and oak staircase leading to first floor accommodation. Wall-mounted electric oil radiator and understairs storage cupboard.

Sitting Room

Sealed unit double-glazed timber French doors leading to front garden areas.

Sealed unit double-glazed timber window to front elevation, dressed traditional stone fireplace with raised flag hearth with cast-iron multi-fuel stove. Recessed niche with timber mantel. Timber beamed ceiling and wall-mounted electric oil radiator.

Living Kitchen

A superb open L-shaped living kitchen with separate dining area. Range of high-quality fitted kitchen furniture with complementary black granite work surfaces, twin bowl ceramic Belfast sink with chrome mixer tap. Newly installed cream Aga, stone flag floor and timber beamed ceiling with low-voltage spotlighting. Superb sealed unit double-glazed full-wall French doors to rear elevation with spectacular long-distance views to garden areas and rear patio.

Wall-mounted electric oil-filled radiator.

Study Area

Stone flag floor, sealed unit double-glazed French doors, sealed unit double-glazed Velux skylight, mezzanine floor with oak balustrade, wall-mounted electric oil-filled radiator.

Rear hallway leading to:

Utility Room

Fitted base and wall units with complementary granite work surfaces and drainer, ceramic Belfast sink with chrome mixer tap, stone slate floor and, wall-mounted electric oil-filled radiator. Sealed unit double-glazed timber window to rear elevation. Cupboard with pressurised hot water cylinder.

Particulars of sale

Cloaks

Separate cloak room with low-level WC, pedestal wash hand basin, slate flag floor, electric oil-filled radiator, sealed unit double-glazed timber window to gable elevation and timber cupboard with shelving.

First Floor

Staircase

Solid oak staircase with square cup newel post and spindles, traditional handrail and steps.

Landing

Return landing area with oak boarded flooring, wall-mounted electric oil-filled radiator.

Master Bedroom

With spectacular full wall sealed unit double-glazed timber French doors and windows. Sealed unit double-glazed timber window to inner gable elevation.

Dressing Area

With fitted walk-in wardrobe with ample shelving and hanging.

En-Suite Shower Room

Comprising fully tiled shower cubicle, twin wash hand basins in timber and painted vanity unit, low-level WC, timber

boarded flooring, chrome wall-mounted radiator towel rail, fitted cupboard and shelving.

Bedroom Two

Sealed unit double-glazed timber window with stone mullion to front elevation, built-in wardrobe and wall-mounted electric oil-filled radiator.

Bedroom Three

Sealed unit double-glazed French doors to rear elevation, wall-mounted electric oil-filled radiator.

Bedroom Four

Sealed unit double-glazed timber window to front elevation, wall-mounted electric oil-filled radiator.

House Bathroom

Containing four-piece suite comprising roll-top bath with traditional chrome four feet, chrome antique style mixer tap and shower fitment, pedestal wash hand basin and low-level WC. Fully tiled shower cubicle. Timber oak boarded flooring, wall-mounted chrome radiator towel rail, low-voltage spotlighting and sealed unit double-glazed window to front elevation.

External

Garage

Double detached timber garage with light and power installed and double up and over doors.

Tarmacadam driveway, attractive patio areas to side of garage and rear of property together with floral borders and lawns.

Services

Mains electricity, mains water and mains sewerage.

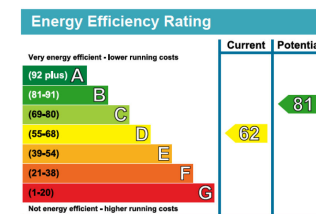
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band F £2136.43 2013/14

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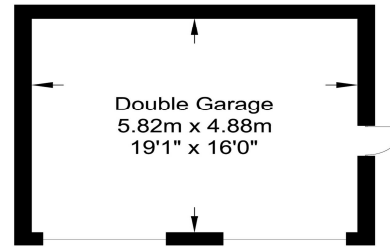
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Approximate Gross Internal Area :- 197.86 sq m / 2129.74 sq ft

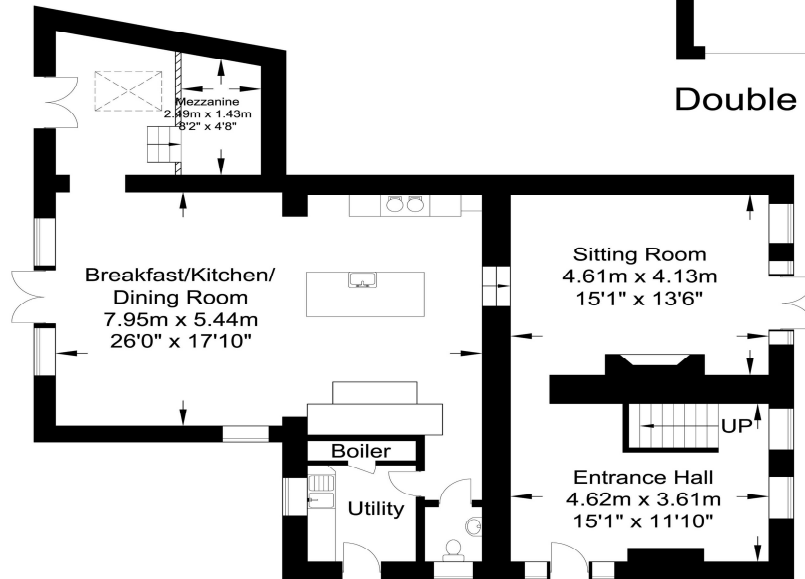
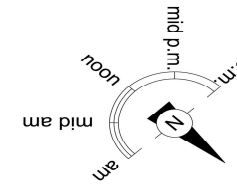
Garage :- 28.40 sq m / 305.69 sq ft

Total :- 226.26 sq m / 2424.35 sq ft

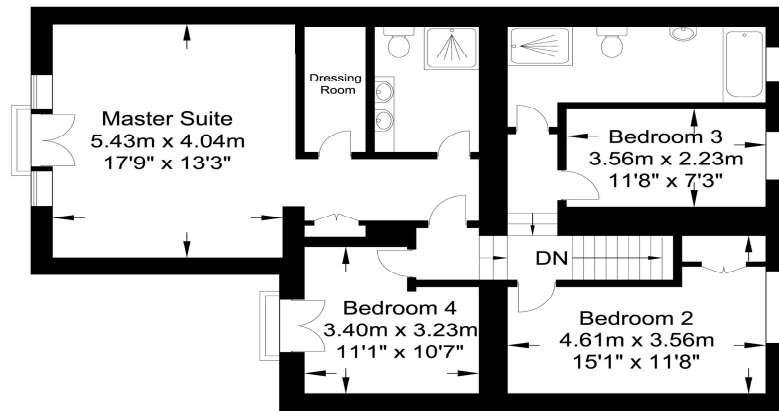
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Double Garage



Ground Floor



First Floor







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