



Acrelands

Sawley Road | Grindleton | BB7 4QS

MSW HEWETSONS



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Guide Price of £1,395,000

Sawley Road | Grindleton
Clitheroe | BB7 4QS

Delightfully located detached five bedroom farmhouse, ideal for equestrian use being set in approximately 16 acres with reaching views towards Pendle Hill & Pen-y-Ghent. The property has been significantly improved and extended with well designed contemporary internal accommodation, an integral double garage, ample parking formal gardens and woodland area.

Entrance Vestibule

With Travertine tiled floor, hardwood entrance door with Georgian glazed panels and oak inner door

Dining Hallway

With Travertine tiled floor, two casement windows, two double central heating radiators, stone fireplace, cast iron wood burning stove, low voltage lighting, staircase to first floor and underfloor heating.

Inner Hallway

With Travertine tiled floor and casement window

Cloakroom

With two piece suite comprising vanity wash hand basin set on Corian recess and close coupled low suite WC. Travertine tiled floor, extractor fan, built-in cloaks cupboard and central heating radiator

Lounge

With solid floor, two casement windows, side double opening fully glazed French doors, two double central heating radiators, pine beamed ceiling, fitted Nestor Martin log burning contemporary stove, built-in shelved cupboard, low voltage lighting, wall TV aerial point and two wall light points

Staircase to Lower Level

Dining Kitchen

With a full range of quality fitted contemporary kitchen units with Corian working surfaces and matching large central workstation with Corian working surface and inset sink unit with mixer tap, four oven electric Aga (two plus two) with separate companion hotplate, central heating radiator, wall TV aerial point, fitted 'Bosch' electric combination microwave oven, 'Bosch' dishwasher, two casement windows with window seats, fully glazed French doors to rear garden, Travertine tiled floor, stable door to front porch area. Underfloor heating.

Utility Room

With Travertine tiled floor, fitted tall cupboard units with adjoining working surfaces, stainless steel 1½ bowl sink unit, plumbed and drained for automatic washing machine, casement window, central heating radiator, 'Warmflow' oil-fired central heating boiler and clothes airer

Snug

With three casement windows, double central heating radiator, TV aerial point, fitted display cabinets, study desks and drawer units to two walls

Break Staircase to First Floor

With concealed lighting, turned balustrade

Master Bedroom Suite comprising:

Bedroom

With two transom windows, double French opening doors to Juliette balcony and views over the rear garden, two pine roof trusses, double central heating radiator, wall TV aerial point, fitted contemporary bed head unit with matching drawers (to fit super king bed)

Particulars of sale

En-Suite Dressing Area

With built-in dressing table unit with drawers and mirror behind, casement window and double central heating radiator

Gym & Study Area

With two casement windows, double central heating radiator, wall TV aerial point and heavy pine ceiling beams

En-Suite Bathroom

With four piece suite comprising 'Duravit' bath with shower attachment, 'Duravit' vanity wash hand basin, double shower cubicle with rain head shower and separate body shower and low suite WC. Ladder towel rail, extractor fan, circular window, Velux window, Travertine tiled floor and walls and mirror fronted bathroom cabinet

Return Staircase to Large Landing / Play Area

With exposed roof truss, central heating radiator and transom window

Bedroom Two

With two casement windows, double central heating radiator, exposed roof truss, fitted wardrobe unit to one wall and built-in study desk

Family Bathroom

With five piece suite comprising shaped corner bath with shower head, His 'n Hers wash hand basins with Corian surfaces, walk-in wet shower area with rain head shower and separate hand shower and low suite w.c. Ladder towel rail, extractor fan, Velux window and ceramic tile floor.

Principal Landing Area

With three casement windows (two with window seats), double central heating radiator, exposed pine roof truss, two fitted shelved cupboard units and separate shelved airing cupboard with hot water cylinder

Bedroom Three

With casement window, double central heating radiator and exposed roof truss

Bedroom Four

With casement window, double central heating radiator, built-in wardrobe unit and separate tall cupboard unit and corner workstation desk with adjoining cupboard

Bedroom Five

With four casement windows, two central heating radiators and wall TV aerial point

En-Suite Bathroom

With three piece suite comprising panelled bath with shower unit over and glass vanity screen, pedestal wash hand basin and low suite w.c. Casement window, central heating radiator, fully tiled walls, extractor fan and electric shaver point.

External

The property lies in formal gardens to the front, side and rear;

The front with a manicured box garden adjoining a small stream. There is also a kitchen garden with raised beds together with an 8' x 6' aluminium greenhouse.

The side and rear gardens are principally laid to lawn and there is a large tarmacadam car parking area for several vehicles entered via the driveway with double opening electronic oak entrance gates.

Also to the side is a raised semi-circular stone flagged patio area with summer house.

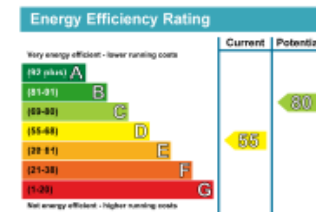
Wendy House

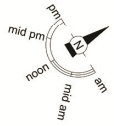
Stone implement store and outside water.

Integral Garage

With two separate up and over entrance doors, electric light and power and water supply, casement window and 'Ariston' oil-fired central heating boiler

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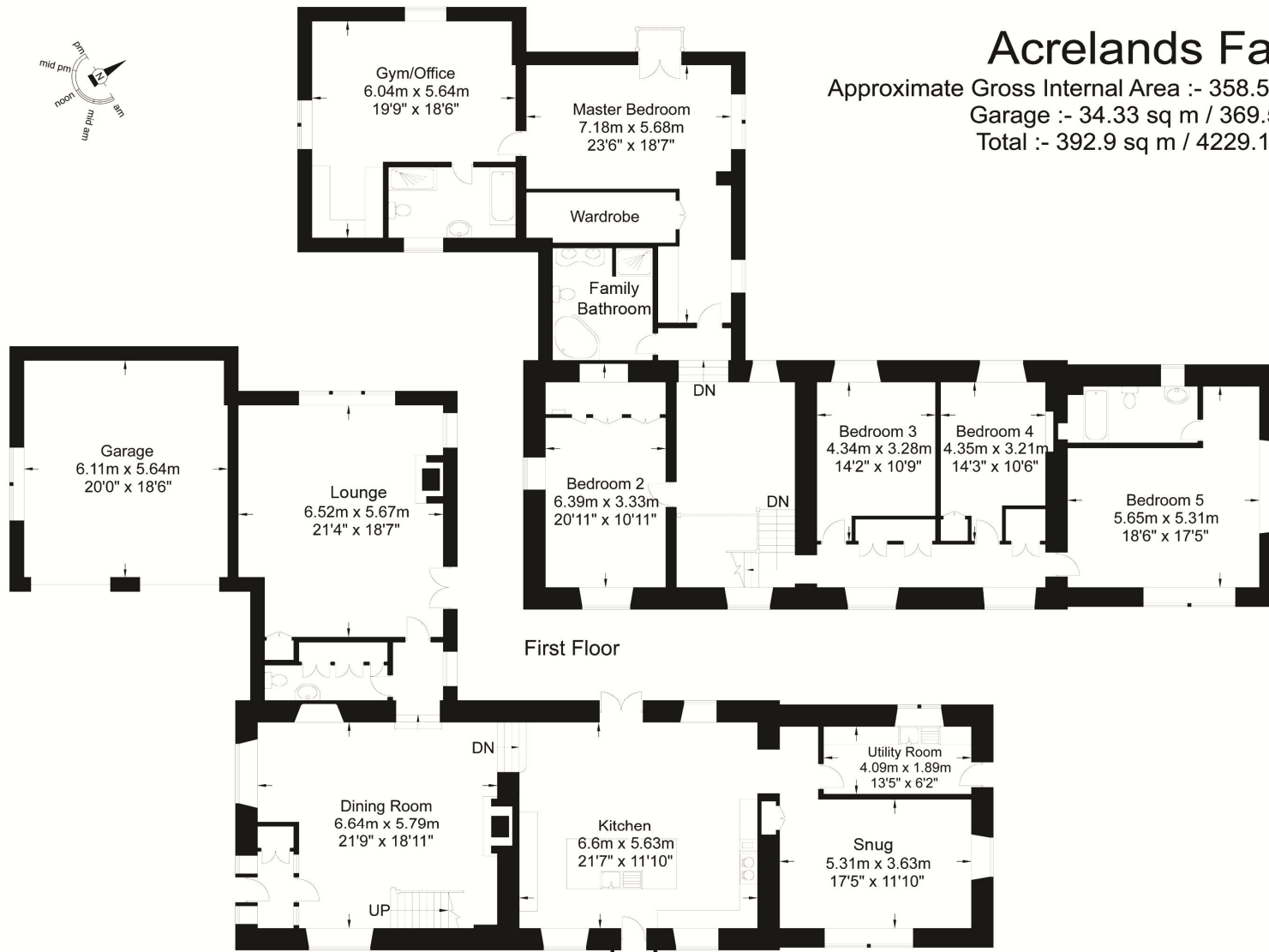


Acrelands Farm

Approximate Gross Internal Area :- 358.57 sq m / 3859.61 sq ft

Garage :- 34.33 sq m / 369.52 sq ft

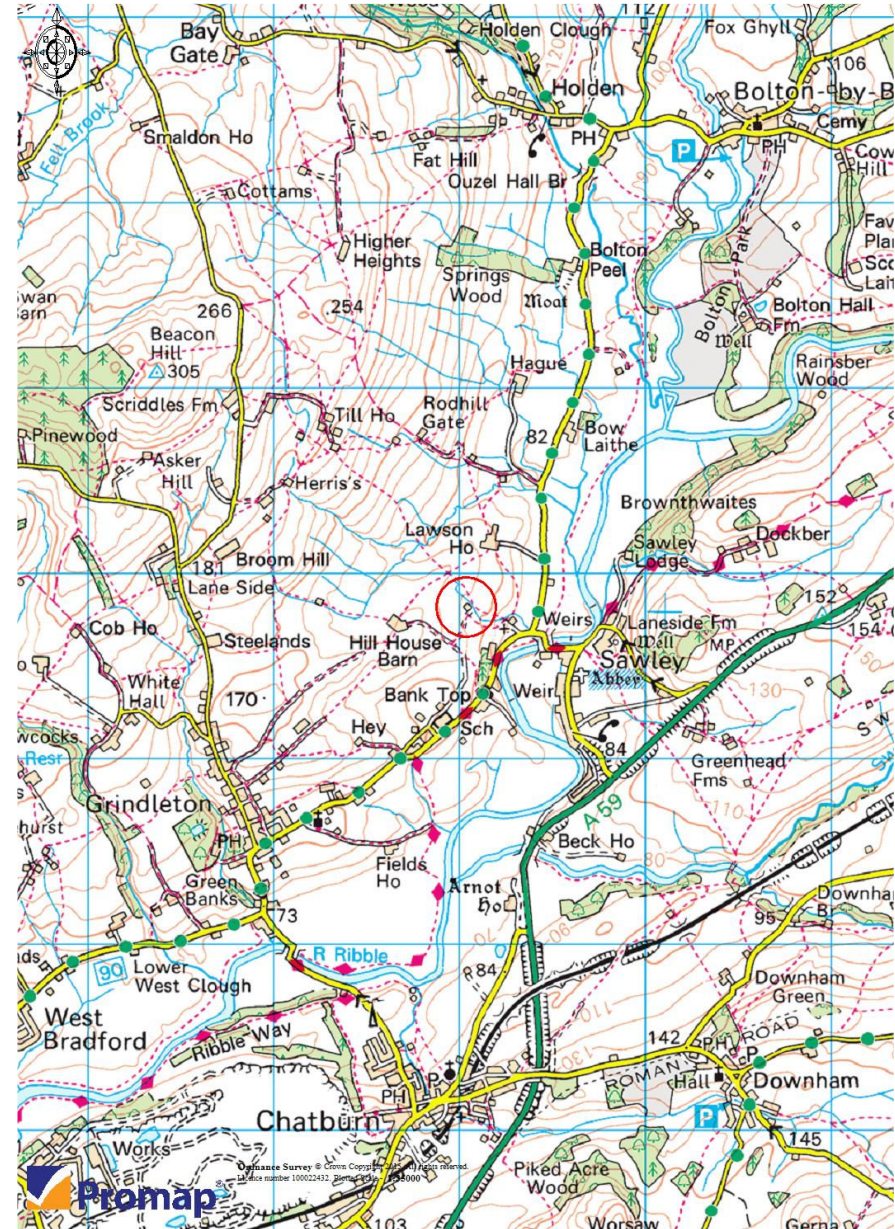
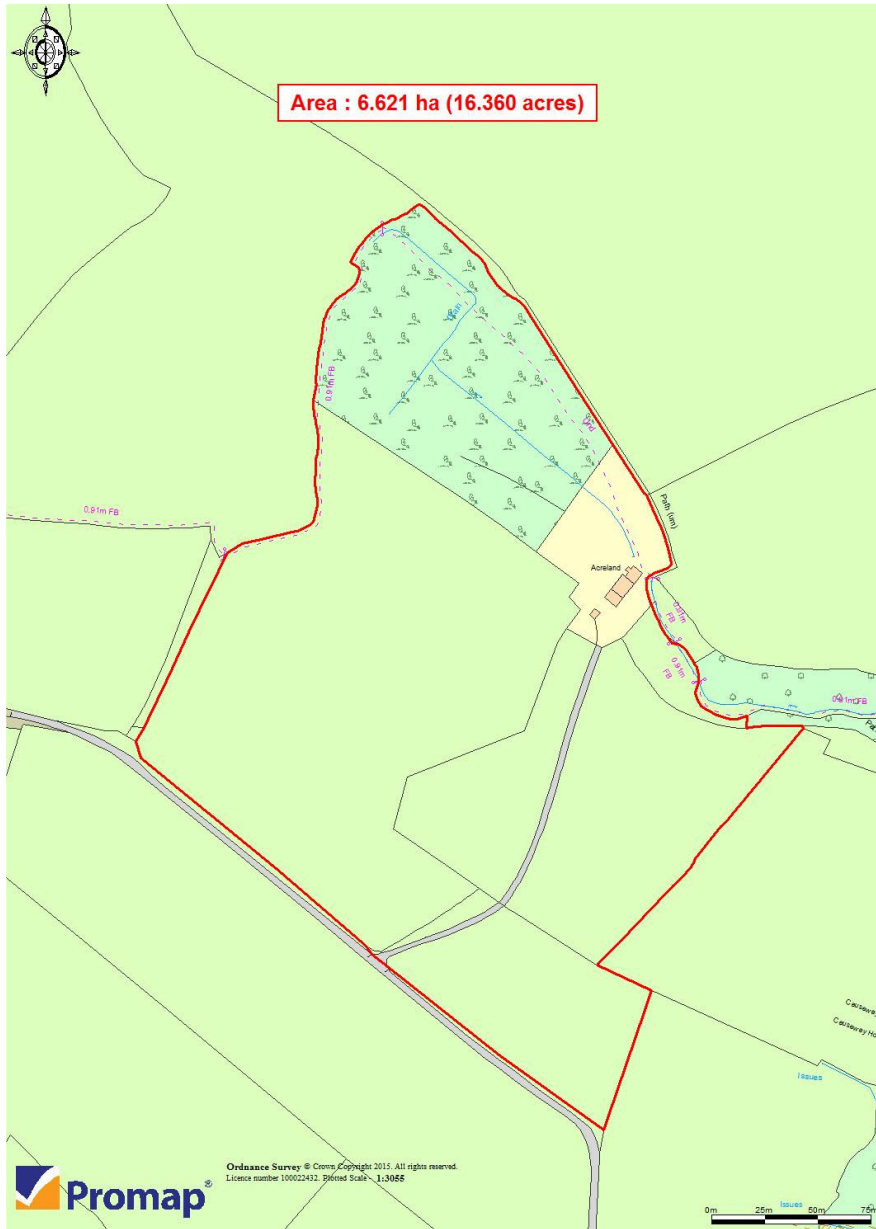
Total :- 392.9 sq m / 4229.14 sq ft



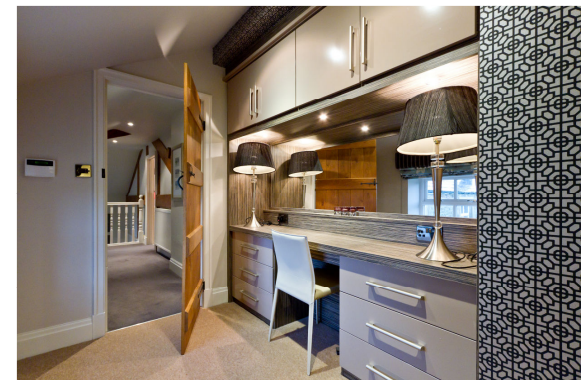
First Floor

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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01200 42 41 42 www.mswhewetsons.co.uk

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