



Southport House

Sawley | Clitheroe | BB7 4LE

MSW HEWETSONS



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Guide Price of £385,000

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A detached Grade II listed period house situated in one of the most popular residential villages of the Ribble Valley. Offering a wealth of original features including stone mullion windows, original stone Inglenook fireplace and bread oven, original timber beams and feature stonework. The property is in need of significant repair and improvement but will form a classic period village house of great quality.

This property is being offered for sale by Informal Sealed Tender see details of viewing dates and tender date.

Ground Floor

Entrance Porch

Original timber door with wrought iron straps and gudgeons.

Reception Hallway

Single panel radiator and beamed ceiling.

Sitting Room

Sealed unit double-glazed timber window to front elevation with stone mullions, double panel central heating

radiator and original arch stone Inglenook fireplace with modern open grate and original stone and brick back bread oven. Beamed ceiling.

Living room

Sealed unit double-glazed timber window to front elevation, single panel central heating radiator and fireplace.

Inner Hallway

Understairs storage and return timber balustrade staircase leading to first floor accommodation.

Kitchen

Sealed unit double-glazed timber window to rear elevation and single-glazed timber window to gable elevation. Original kitchen fittings,

ceramic tiled floor, stainless steel sink unit and double panel central heating radiator. 'Ideal Mexico' gas boiler supplying central heating and domestic hot water, stone fireplace and low-voltage spotlighting.

Utility

Fitted shelving, stone flag shelving and sink.

Pantry

Stone shelving and glazed window to rear elevation.

Store Room

Window opening to rear elevation and fitted shelving.

Particulars of sale

Rear Porch

Glazed window to store room.

First Floor

Return timber staircase to first floor accommodation with half landing with original stone mullion glazed windows with the upper one having sealed unit double-glazed timber.

Main Landing

Open landing.

Bedroom One

Sealed unit double-glazed timber window in stone mullions to front elevation, single panel central heating radiator, beamed ceiling and fitted cupboards.

Bedroom Two

Sealed unit timber double-glazed window to front elevation, original timber fireplace with marble surround and tiled hearth and single panel central heating radiator.

Bedroom Three

Sealed unit timber double-glazed window to rear elevation, single panel central heating radiator and low-voltage spotlighting to ceiling.

Bedroom Four

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

House Bathroom

Containing three-piece suite comprising panel bath with electric shower fitment over and tiled splash backs, pedestal wash hand basin, low-level WC, sealed unit double-glazed timber window to rear elevation, ceramic tiled walls, chrome radiator towel rail and airing cupboard containing cylinder with immersion.

Second Floor

Return timber staircase with window at half landing.

Bedroom Five

Original timber roof trusses and skylight. Timber paneling.

Bedroom Six

Timber glazed window to gable elevation and twin access to roof void areas.

External

Garden Forecourt

With original stone wall.

Rear Courtyard

With ample parking for several vehicles.

Garage

Open garage with stone stanchion door opening and cobbled floor.

Workshop

Glazed window to rear gable elevation and fluorescent lighting.

Garage/Workshop

Glazed window to rear elevation.

Store Room

Glazed window to gable and side elevation and timber stable door.

Lean to Piggery

Lean to piggery to garden store.

Outbuilding

Small detached stone outbuilding and fuel store.

Gardens

The property has the benefit of gardens to the rear. Pathway leading to the front of the house.

Services

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

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band D

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.

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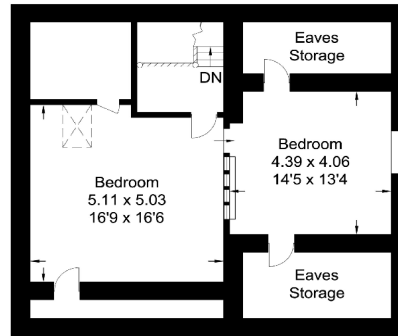
Approximate Gross Internal Area : 242.04 sq m / 2605.29 sq ft

Garage : 35.70 sq m / 384.27 sq ft

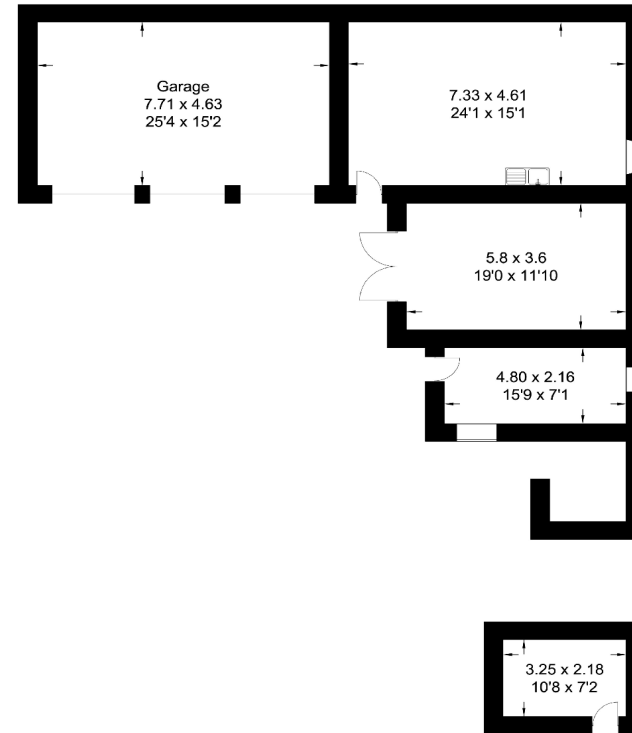
Outbuildings : 83.19 sq m / 895.44 sq ft

Total : 360.93 sq m / 3885.01 sq ft

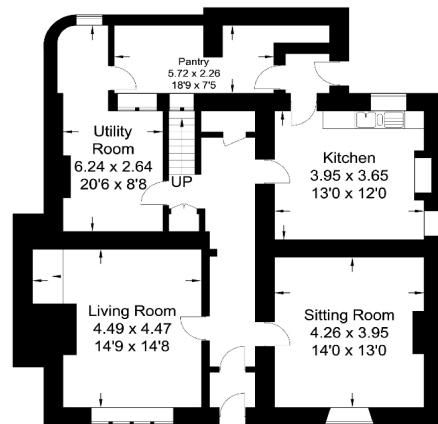
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



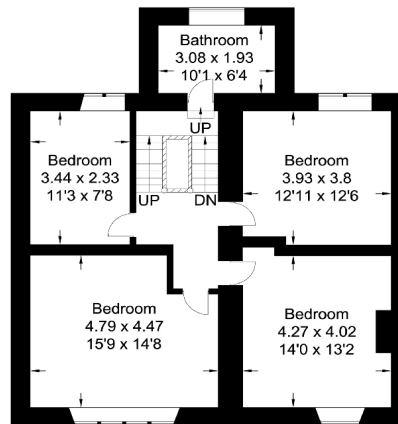
Second Floor



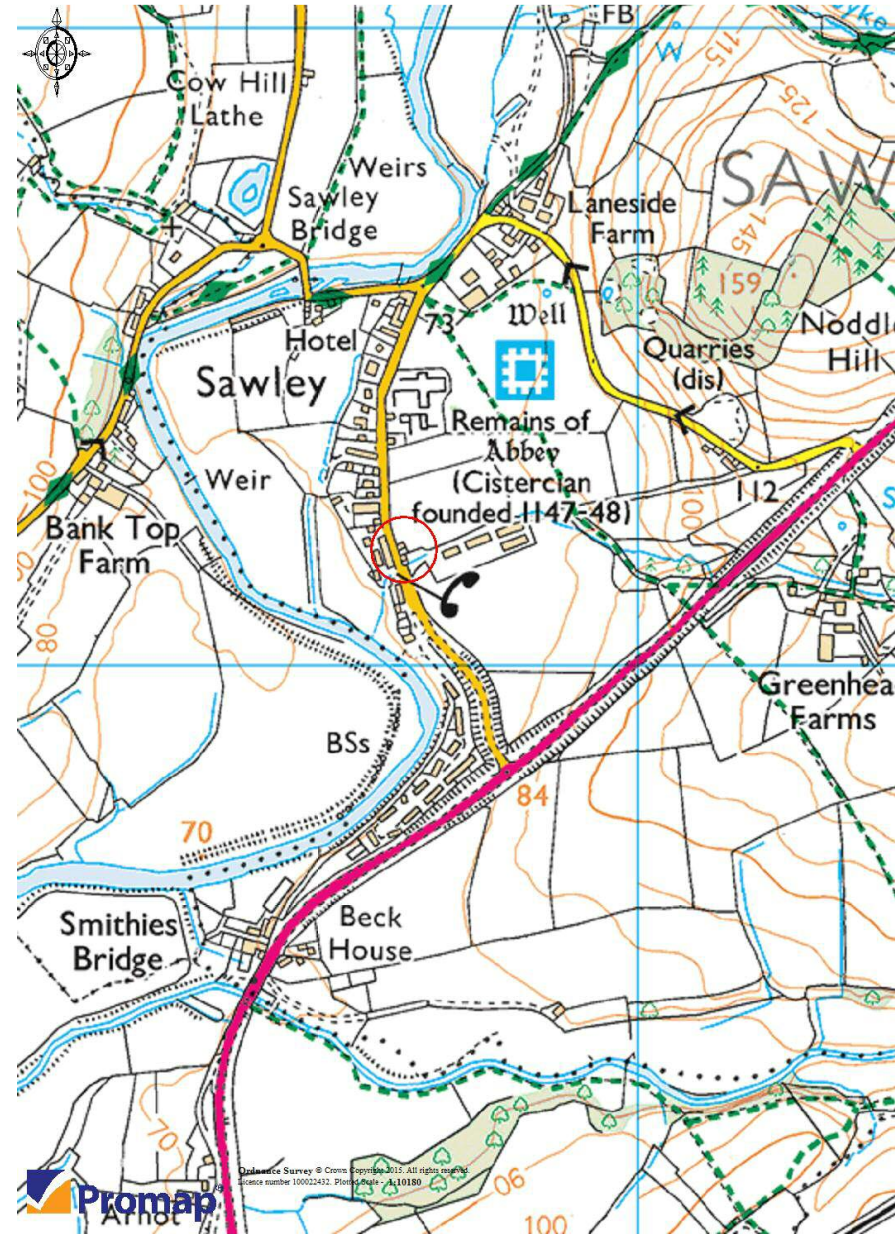
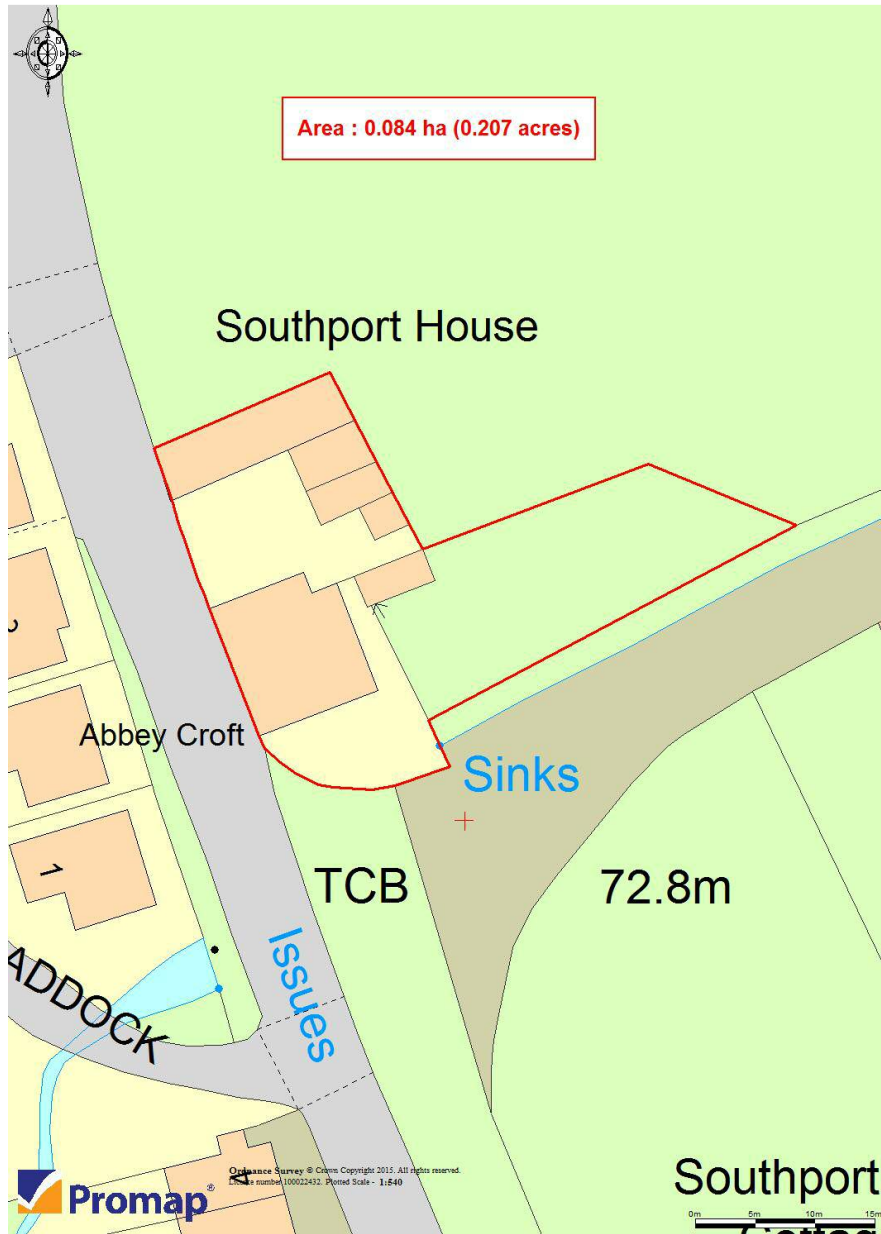
Outbuildings



Ground Floor



First Floor



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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