



# The Barn

Warren Farm | Hurst Green | Clitheroe | BB7 9QH

**MSW HEWETSONS**



# The Barn

Guide Price of £475,000

Warren Farm | Hurst Green  
Clitheroe | BB7 9QH

A beautifully appointed period stone property situated just out of the centre of this most popular of residential villages. With high quality fitments and décor throughout.

## **Accommodation comprising:**

### **Ground Floor**

#### **Entrance Porch**

Sealed unit double-glazed entrance door, stone flag floor, sealed unit double-glazed sash window to front elevation.

#### **Reception Hallway/Day Room**

Stone flag floor, low voltage spotlighting.

#### **Sitting/Dining Area**

A superb open room with feature cast iron multi-fuel stove set on raised hearth with stone mantle. Sealed unit double-glazed French doors to both front and rear elevations, sealed unit

double-glazed sash window to front elevation. Timber beam ceiling. Separate dining area, suspended oak block and steel staircase leading to first floor accommodation.

#### **Breakfast/Kitchen**

Range of high quality fitted oak furniture with complimentary black marble work surfaces including island unit with “Siemens” induction hob with extractor hood over. Double bowl stainless steel sink unit with chrome mixer tap. Built in “Siemens” microwave oven, built in “Siemens” fan assisted electric oven and grill. Timber trust and beamed ceiling. Stone flagged floor with under floor heating.

Timber double-glazed sashed window to both front and rear elevations, double oak French doors leading to timber decked area.

#### **Rear Hall/Utility**

Single drainer stainless steel sink unit with mixer tap, oak fronted units, plumbed for automatic washing machine, stone flag floor with under floor heating, timber double-glazed stable door. Timber double-glazed sash window to rear elevation.

#### **Cloaks/Boiler**

Stone flag floor with under floor heating, pedestal wash hand basin, low level WC, half ceramic tile walls and extractor fan.

# Particulars of sale

## First Floor

### Landing

Open landing area with oak boarded floor, sealed unit double-glazed skylight, original exposed timber beams.

### Bedroom One

Sealed unit double-glazed sash window to front elevation, beam ceiling, low voltage spotlighting, sealed unit double-glazed skylight. Oak boarded floors.

### En-Suite Shower Room

Comprising corner shower cubicle, pedestal wash hand basin, low level WC, radiator towel rail, half ceramic tile walls, beam ceiling, low voltage spotlighting and extractor fan.

### Bedroom Two

Sealed unit timber double-glazed sash window to front elevation, beam ceiling, low voltage spotlighting. Oak boarded floors.

### Bedroom Three

Sealed unit timber double-glazed

sash window to front elevation, original trust timber ceiling, low voltage spotlighting. Oak boarded floors.

### Bedroom Four

Sealed unit double-glazed timber sash window to gable elevation, timber trust ceiling, low voltage spotlighting. Oak boarded floors.

### House Bathroom

Three-piece suite comprising panelled bath with shower fitment, pedestal wash hand basin, low level WC. Stone flag floor, ceramic tile walls, sealed unit double-glazed skylight, timber trust ceiling and low voltage spotlighting.

### External

#### Garden Areas

To the front of the property is a courtyard garden area with stone wall, raised timber decking and timbered planting areas.

To the rear of the property is a stone flagged BBQ and patio

area. Raised lawn gardens.

### Garage

Detached garage constructed of stone work with timber up and over door, light, power and water installed.

### Tenure

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

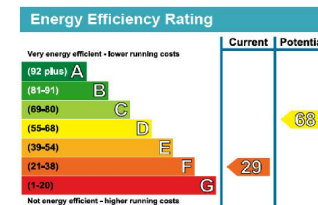
### Services

Main gas, mains water, mains sewage and mains electricity.

### Council Tax

Band E

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.

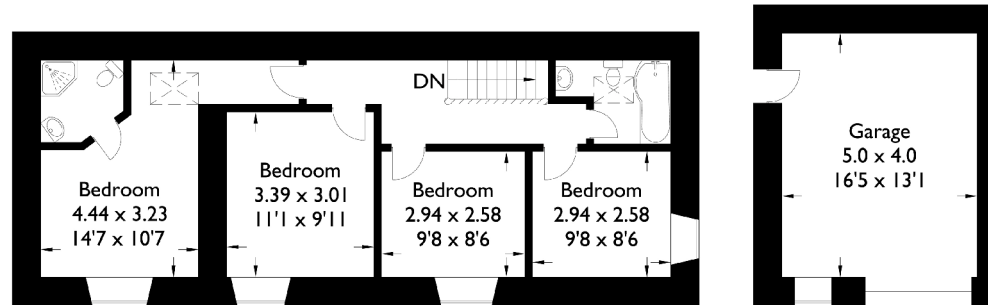
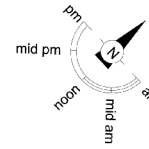


# The Barn

Approximate Gross Internal Area : 155.02 sq m / 1668.62 sq ft

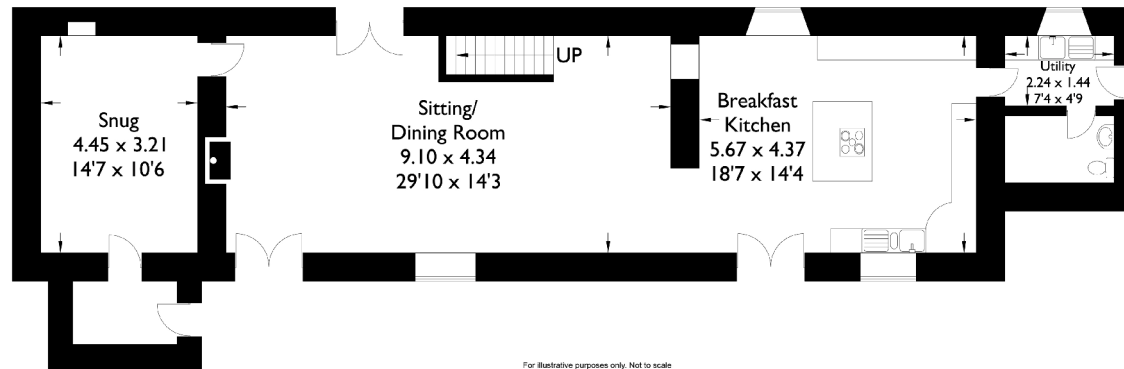
Garage : 20.0 sq m / 215.27 sq ft

Total : 175.02 sq m / 1883.9 sq ft



First Floor

Garage



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.

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







**MSW HEWETSONS**

01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

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