



Pendle House

Off Pendle Street East | Sabden | Clitheroe | BB7 9EQ

MSW HEWETSONS



Pendle House

Guide Price of £535,000

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Clitheroe | BB7 9EQ

A most attractive stone barn conversion in the centre of one of the most popular local villages with easy access to both Pendle and the Ribble Valley. The property has been presented to offer well proportioned family accommodation with the benefit of a detached Garden Cottage.

Principal House:

Accommodation Ground Floor;

Entrance Porch

Traditional timber panel door, ceramic Italian tiled floor, single panel central heating radiator. Feature timber panelling.

Cloakroom

Wash and hand basin in corner vanity unit, low level WC, single panel radiator, herringbone set tile floor, half panelled walls, sealed unit double-glazed timber window to gable elevation.

Reception/Hallway

Open reception hallway with open access to the principal sitting room area, large void storage area beneath main sitting room, convector heater, herringbone parquet flooring, inner hallway, again with herringbone parquet tiled flooring gaining access to under stair seating area and kitchen.

Sitting Room

Spectacular open galleried sitting room with timber trussed ceilings, surrounding

balustrade and two separate staircases leading to further accommodation. Multi-fuel stove with coarse sand stone raised flagged fireplace and stone mantle. Sealed unit timber double-glazed windows to both front and gable elevations. Convector central heating unit.

Timber Staircase leading to;

Study

Timber trussed ceiling, sealed unit double-glazed timber window to gable elevation, single panel central heating radiator.

Separate Staircase leading to;

Dining Room

Raised dining room with glazed panel overlooking sitting room. Sealed unit double-glazed timber window to front elevation, single panel central heating radiator. Feature wall panelling, wrought iron spiral staircase leading to kitchen.

Snug

Timber beam ceiling, single panel radiator, sealed unit double glazed 'Velux' skylight.

Kitchen

Traditional farmhouse style kitchen with range of high quality bespoke fitted base and wall units with complementary black granite work surfaces and drainage. Double 'Belfast' sink with chromed mixer tap, sealed unit double-glazed timber window to front elevation with black marble window bottom, beam ceiling with low voltage spotlighting. Black 'Aga' with timber surround and tile splash back. Quarry tile flooring, timber panelling to lower elevations, spiral staircase leading to first floor accommodation.

Utility

Fitted shelving, plumbing for automatic washing machine, separate partition boiler room with clothes dryer, wall mounted gas boiler supplying central heating and domestic hot water.

Inner Hallway/Music Room

Double panel central heating radiator, herringbone parquet flooring, sealed unit double-glazed French doors leading to garden areas and patio.

Particulars of sale

Storage Cupboard

Fitted shelving.

Bedroom One

Sealed unit double-glazed timber window, single panel central heating radiator, timber trussed ceiling, full wall fitted wardrobes.

En-suite

Shower room containing shower cubicle, wash hand basin with tile surround, single panel central heating radiator, wooden panelled wall and ceiling.

Bedroom Two

Sealed unit double-glazed timber window to rear elevation, single panel central heating radiator, timber laminate floor.

Bedroom Three

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

Bedroom Four

Sealed unit double-glazed timber window to gable elevation, single panel central heating radiator, timber laminate floor.

House Bathroom

Containing three piece 'Heritage' suite comprising sunken bath with traditional chromed mixer tap, pedestal wash hand basin and low level WC. Feature 'Lakeland Slate' wall, window bottom and bath surround. Feature timber beam and supporting stanchion, sealed unit double glazed timber window and single panel

central heating radiator.

Garden Cottage

Substantial detached Garden Cottage constructed of stone work with pitched slate roof supported on timber.

Accommodation Comprising;

Ground Floor

Breakfast/Kitchen

Range of high quality fitted base and wall units with matching work surfaces and tile splash backs. Single drainer ceramic sink unit with chromed mixer tap, four ring gas hob with electric oven beneath, plumbed for automatic washing machine, Welsh quarry tile floor, sealed unit double-glazed timber window to front elevation, timber stable door to front elevation, double radiator.

Inner Hallway

Sealed unit double-glazed timber window and separate circular peep hole window both with sealed unit double-glazed timber windows. Single panel central heating radiator, balustrade staircase leading to bedroom accommodation.

Bathroom

Containing three piece suite comprising panel bath with tiled splash back, pedestal wash hand basin, low level WC, ceramic tile floor, single panel central heating radiator, sealed unit double-glazed 'Velux' skylight and eaves storage.

First Floor

Bedroom

Sealed unit double-glazed timber window to front elevation, double panel central heating radiator, sealed unit double-glazed 'Velux' skylight.

Lower Ground Floor

Sitting Room

Sealed unit double-glazed French doors leading to small patio garden, double panel central heating radiator.

Garage

Attached to the Garden Cottage is a double garage with electrically operated up and over door, light, power and water installed. Wall mounted 'Baxi' gas boiler providing central heating and domestic hot water to Garden Cottage.

Gardens

Courtyard Garden

To the front of the property is a private courtyard garden with screening stone wall, circular set cobbled courtyard with mature shrubs and planting. Feature wrought iron gates.

Rear Garden

To the rear of the property is an attractive lawned garden with mature trees and shrubs and stone flagged BBQ patio area.

Services

Mains gas, electricity, water and sewerage.

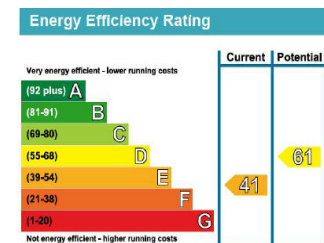
Tenure

Freehold with benefit of vacant possession upon completion.

Council Tax

Band F

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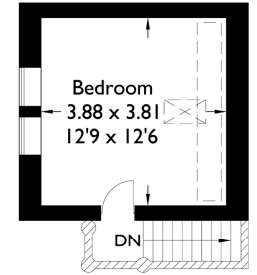
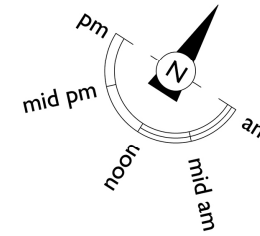
Pendle House

Approximate Gross Internal Area : 270.85 sq m / 2915.40 sq ft

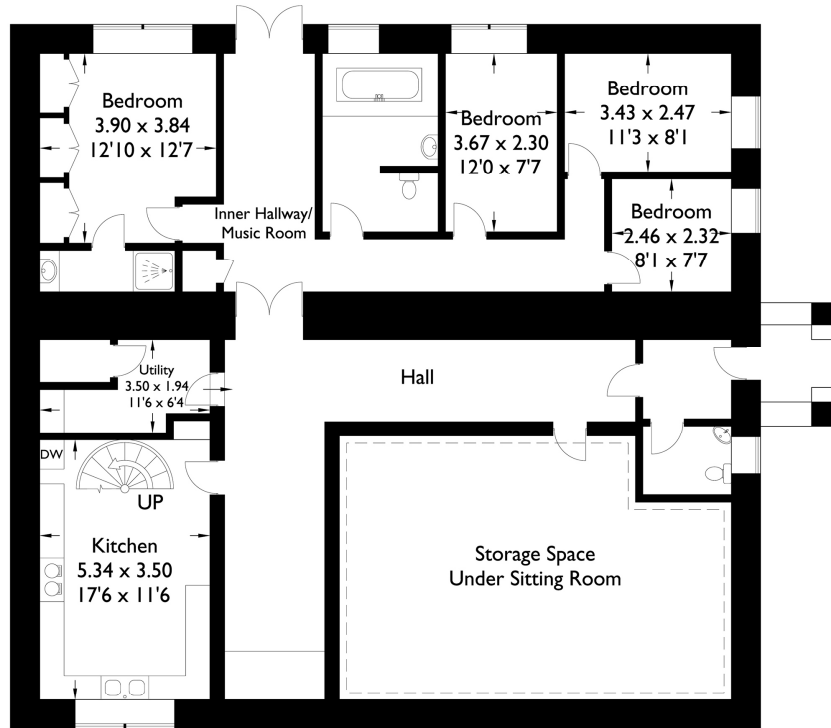
Garden Cottage : 51.28 sq m / 551.97 sq ft

Garage : 29.0 sq m / 312.15 sq ft

Total : 351.13 sq m / 3779.53 sq ft

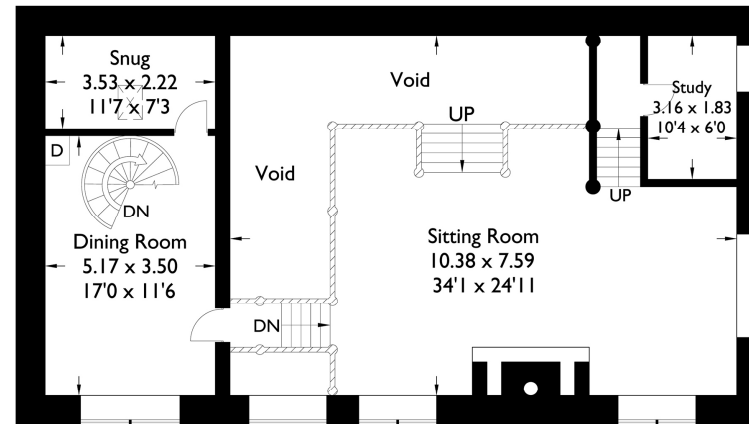


Garden Cottage First Floor

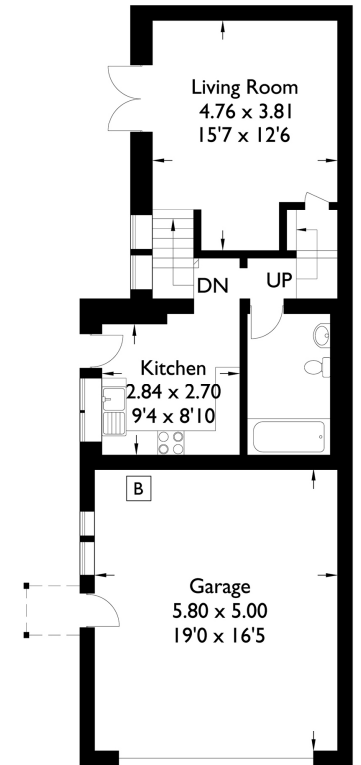


Ground Floor

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.



Upper Floor



Garden Cottage Ground Floor





Garden Cottage



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01200 42 41 42 www.mswhewetsons.co.uk

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