



Burnside Cottage

Back Lane | Slaidburn | BB7 3AJ

MSW HEWETSONS



Burnside Cottage

Guide Price of £795,000

Back Lane | Slaidburn
BB7 3AJ

A detached stone farmhouse situated in an idyllic setting with beautiful long distance views to all aspects being set in the centre of a significant private conservation area in which there are a number of ponds and coppices with a wealth of wildlife including swans, ducks and wild deer. The property has been significantly extended and improved with high quality fixtures and fittings and a wealth of original features. The original barn is partially undeveloped and offers a great opportunity to extend to further family accommodation or dependent relatives accommodation. Externally the gardens are mainly lawned with an extensive range of both floral and vegetable areas with patio areas, mature trees and shrubs, a stone storage building and a timbered small stable building with adjacent paddock.

Construction

The property is constructed of stonework with pitch slate roofs supported on timber.

Accommodation

Ground Floor

Entrance Porch

Traditional timber entrance door, sealed unit double glazed upvc side window, timber ceiling. Original timber studded entrance door with original wrought iron furnishings.

Dining Room

Sealed unit upvc double glazed stone mullioned window to front elevation with timber window seat and timber panelled window shutters. 'Clearview' multi fuel stove in original recessed fireplace with cast iron hearth and timber mantle. Quarry tiled flooring, two double panel central heating radiators.

Sitting room

Double glazed stone mullioned windows to both front and rear elevations, timber window seat and timber shutters to front elevation, quarry tiled flooring, living gas enamelled stove, original timber truss ceiling, original ceiling hooks.

Inner Hallway

Living room

Sealed unit upvc double glazed stone mullioned windows to front and inner gable elevation, timber window seats. Gas living flame stove in timber and stone recessed fireplace, original stone exposed chimney breast, two double panel central heating radiators.

Breakfast Kitchen

A recent extension to the original property is a superb breakfast kitchen which has a range of high quality kitchen furniture including

'Miele' 'Ceram' four ring hob with central griddle with 'Neff' brushed steel illuminated and glazed extraction hood. Built in 'Neff' microwave, built in 'Miele' dishwasher, built in 'Miele' double electric oven, complimentary granite work surfaces and splashbacks. Double bowl 'Franke' sink units with central waste disposal and chromed mixer tap. Sealed unit triple glazed upvc stone mullioned window to front, rear and gable elevations, 'Clearview' multi fuel stove set on raised dressed stone hearth, high ceilings with timber truss' stone flagged floor with underfloor heating, sealed unit double glazed side doorway. American oak double glazed stable door with European oak outer doors.

Utility Room

Sealed unit double glazed window to gable elevation, pedestal wash hand basin with tiled splashbacks, low level w.c, fitted shelving and racks, fluorescent lighting, plumbed for washing machine and dryer.

Particulars of sale

Bedroom One

Sealed unit double glazed timber window to rear elevation, timber panelled walls, original truss beamed ceiling, stone flagged floor, double panel central heating radiator.

En Suite Shower Room

Full shower cubicle with electric shower fitment, pedestal wash hand basin, low level w.c, slate flooring, sealed unit double glazed upvc window to gable elevation, low voltage spotlighting to ceiling, chromed radiator towel rail and underfloor central heating.

Dressing Room/Office

Sealed unit upvc double glazed window to gable elevation, timber truss ceiling, ceiling spotlighting, double panel central heating radiator.

Garage/Workshop

Accessed from inner hallway. The original barn section of the property has been converted into a garage and a very useful workshop with fitted shelving, two double panel central heating radiators, fluorescent lighting, double timber doors with double glazed window above.

Mezzanine

Timber staircase leading from workshop presently used as a snooker room with original truss timbered ceiling, exposed stonework, two double panel central heating radiators, ceiling lighting.

This section of the property offers a great opportunity for further development or specialist usage subject to the necessary planning permissions and building regulations.

First Floor

Staircase

Traditional timber staircase and balustrade leading from dining room.

Landing

Open landing with fitted book shelving.

Bedroom Two

Sealed unit upvc double glazed stone mullioned window to front elevation with timber window seat and shutters, double panel central heating radiator, half timber panelling to one wall, original ceiling hooks.

En Suite

Wash hand basin with tiled splashbacks and vanity unit, two illuminated mirrored cabinets, low level w.c, half ceramic tiled walls, sealed unit upvc double glazed window to gable elevation, chromed radiator towel rail.

Bedroom Three

Sealed unit upvc double glazed stone mullioned window with timber window seat and shutters, double panel central heating radiator, fitted wardrobes.

Bedroom Four

Sealed unit upvc double glazed window to inner gable elevation, timber beamed ceiling, fitted wardrobes, double panel central heating radiator.

Bedroom Five

Sealed unit upvc double glazed window to rear elevation, double panel central heating radiator, timber doorway leading to snooker room if required.

House Bathroom

Sealed unit upvc double glazed windows to both side gable elevations one with leaded

paned glass. Hand grip panelled bath, shower fitment with extractor and illumination, pedestal wash hand basin, low level w.c, bidet, half timber walls, double panel central heating radiator, wall mounted chromed radiator towel rail, spotlighting to ceiling.

External

Car Port

Car port for two vehicles accessed to the house via a personnel door into the workshop.

Boiler Room

Lower ground floor boiler room with oil fired central heating boiler, private water supply with water filtration system, single radiator.

Large Storage Building

To the rear of the property is a large storage building presently used as a log store with oil storage tank for central heating and propane storage tank for kitchen facilities and gas fires.

To the side front elevation, adjacent to kitchen extension is a separate patio flagged area with a range of open log stores and garden storage areas.

Two well maintained aluminium greenhouses, with adjacent sheltered walled vegetable garden, timber pergola, flagged area, small timber store and surrounding stone walls.

Parking

To the front south elevation of the property is an extensive flagged parking area with side tarmacadam driveway entered via timber gate.

Gardens

The property has gardens to both front and rear with the majority of the gardens are to the front of the property mainly lawned. Stone storage building, timbered small stable building with adjacent paddock.

A stream runs through the lower garden area to an open pond, mature shrubs and trees surrounding.

Driveway

The property is approached from the main highway onto a private metal driveway, the adjacent landowners have cross access only. There is an electrically operated gate giving access to tarmacadam driveway with curtesy lighting with mature shrubs and trees.

Tenure

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

Services

Mains electricity, water supply by private bore-hole which is filtered and pumped. Oil fired central heating boilers supplying domestic hot water. Propane gas supply for kitchen appliances and internal fires.

Council Tax

Band E payable to Ribble Valley Borough Council.

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.

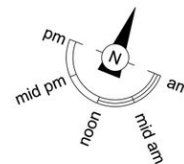
Burnside Cottage

Approximate Gross Internal Area : 348.60 sq m / 3752.29 sq ft

Outbuilding : 42.11 sq m / 453.26sq ft

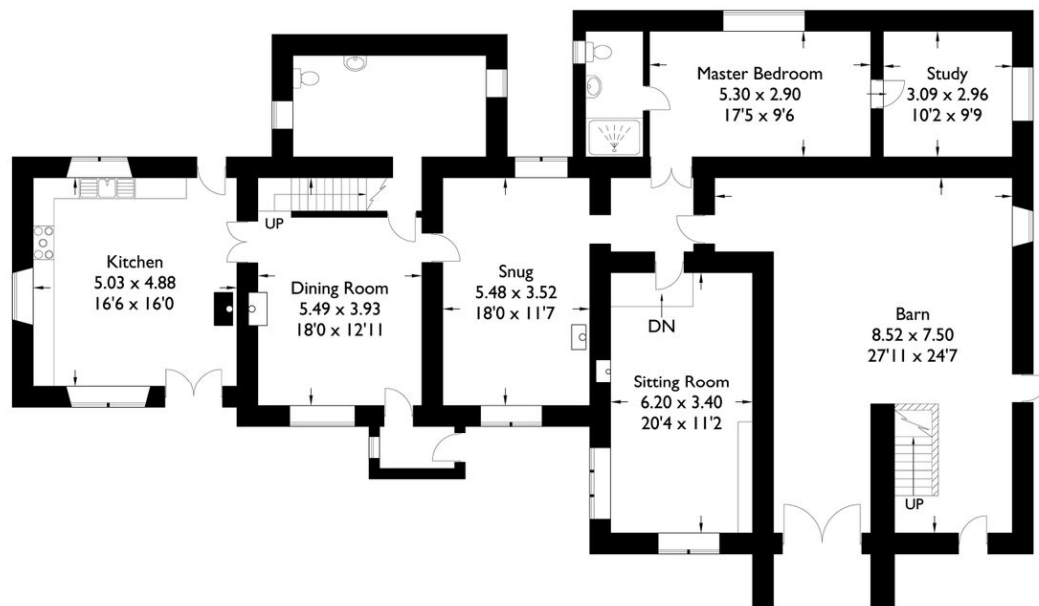
Total : 390.71 sq m / 4205.56 sq ft

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.

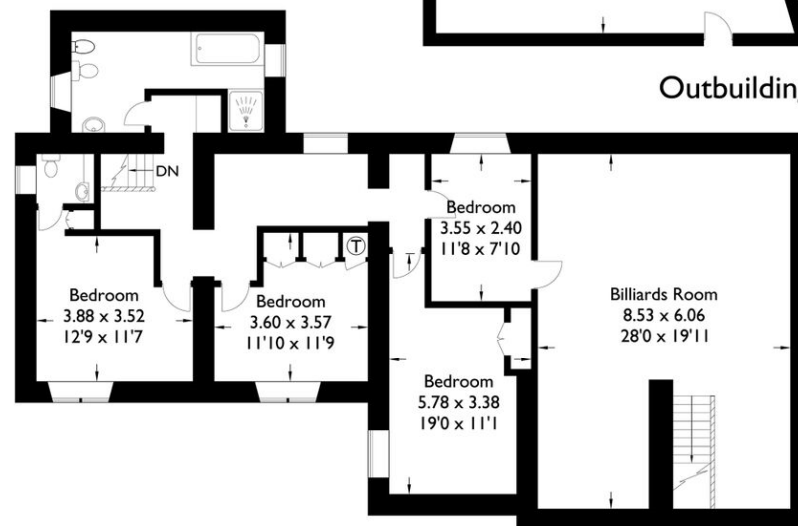


Shippon
8.60 x 5.39
28'3 x 17'8

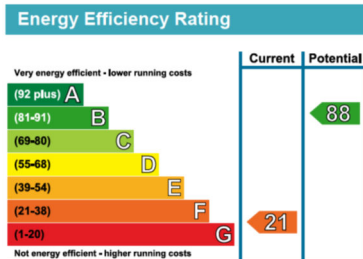
Outbuilding



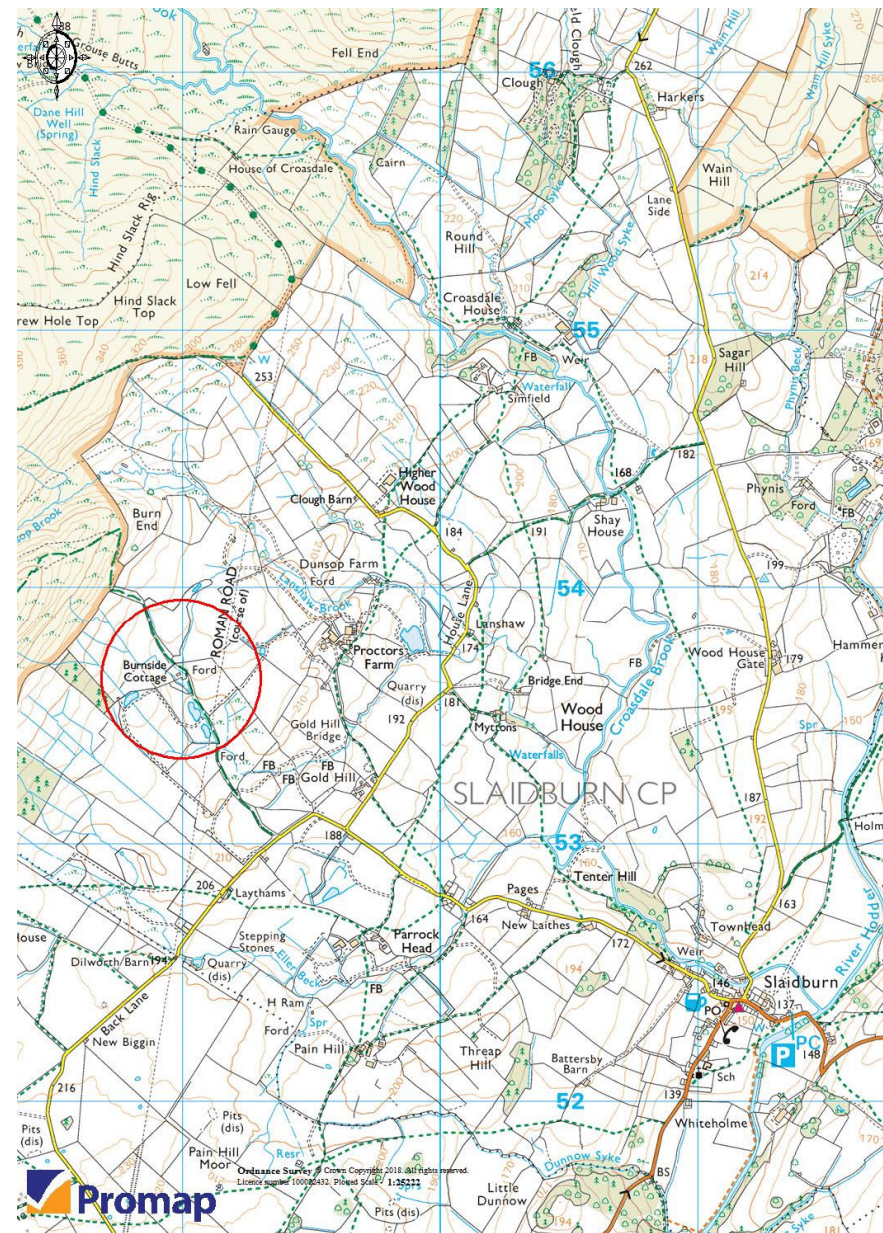
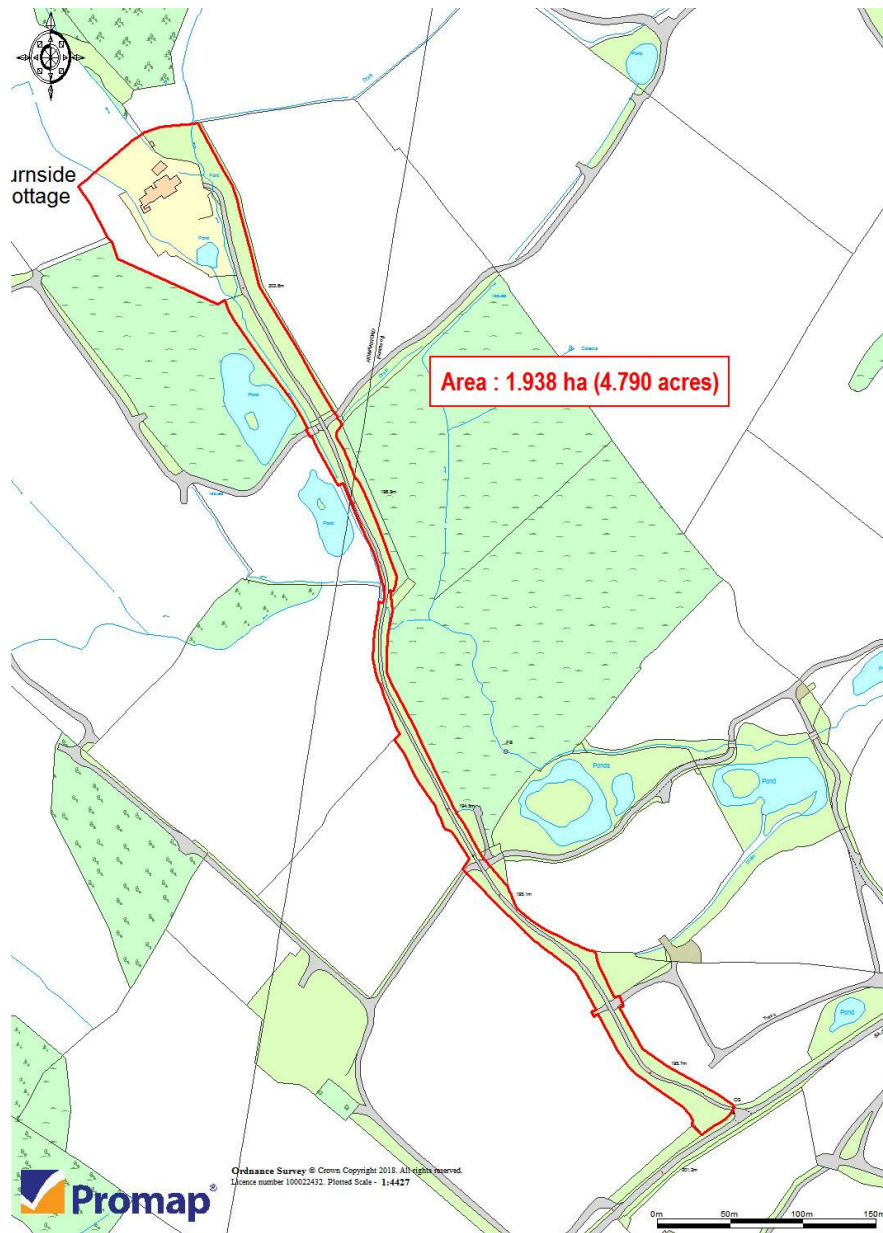
Ground Floor



First Floor



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.



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





MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk
MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG