



# Manor Barn

Chipping Road | Chaigley | BB7 3LT

**MSW HEWETSONS**



# Manor Barn

Guide Price of £900,000

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BB7 3LT |

A traditional detached stone barn situated in this extremely popular residential area with fantastic open rural views to the front and rear. High quality fixtures and fittings throughout with the benefit of double glazing and central heating. Situated within easy access of both Clitheroe and Whalley and the business conurbations beyond. The property is set in large plot with gardens mainly to the rear, with an attached heated swimming pool, three bay garage block and ample parking.

## Accommodation Comprising

### Reception/Hallway

Feature double glazed entrance doorway and original arched window, double panel central heating radiator, traditional timber spindle staircase leading to first floor accommodation.

### Lounge

Spectacular split level lounge with feature stone archway and walls, original timber truss ceiling. Clearview cast iron multi fuel stove with feature 'Adams' style marble surround set on black granite hearth. Large sliding double glazed French doors to front elevation gaining access to patio and lawns. Double glazed timber windows to front and gable elevations. Two double panel central heating radiators, timber glazed feature window to separate sitting room.

### Bar Room

Original timbered ceiling, double glazed timber windows to front elevations,

timber fitted bar, feature stonework, double panel central heating radiator.

### Dining Room

Double glazed stone mullioned window to front elevation, timber truss ceiling, exposed stonework with timber mantle, double glazed window to inner hallway, double panel central heating radiator.

### Breakfast Kitchen

Range of fitted kitchen furniture with complimentary work surfaces and tiled splashbacks. Built in 'Siemens' ceramic hob, built in 'Miele' dishwasher, built in 'Siemens' double electric oven, one and a half bowl stainless steel sink unit with mixer tap. 'Amtico' 'Parquet' style flooring, double glazed stone mullioned windows to gable elevation, three double panel central heating radiators, separate split level breakfast area.

### Utility Room

Double glazed timber stone mullioned windows to rear elevation, double bowl

'Belfast' sink with chromed mixer tap, 'Amtico' 'Parquet' style flooring, timber panelled stable door, plumbed for washing machine.

### Office

Double glazed timber stone mullioned window to rear elevation, double panel central heating radiator.

### Inner Hallway

Fitted cupboard with timber doors.

### Bedroom

Double glazed timber windows to gable and rear elevations, double panel central heating radiator.

### Shower Room

Three piece suite comprising 'Jacuzzi' pedestal wash hand basin, 'Jacuzzi' low level w.c, fully tiled shower cubicle, wall mounted chromed radiator towel rail, pink marble to floor and ceiling, double glazed timber window to gable elevation, feature spotlighting to ceiling.

# Particulars of sale

## Boiler Room

Oil fired boiler providing central heating and domestic hot water.

## Leisure Annexe

### Side Porch

Ceramic tiled flooring, single panel central heating radiator, 'Velux' skylight, timber panelled external door to front and rear.

### Swimming Pool

Detached pool building with a superb heated pool with tiled seating area, feature brickwork, double glazed timber windows, double glazed twin sliding patio doors.

### Plant Room

Boiler for pool room and filtration system.

## First Floor

### Staircase

Traditional timber staircase and balustrade.

### Landing

Open landing area with feature timber gallery, single panel central heating radiator.

### Master Bedroom

Double glazed stone mullioned timber windows to rear and gable elevations, two single panel central heating

radiators, feature steps from landing area.

### Dressing Room

Double glazed timber window to gable elevation, fitted mirrored wardrobes.

### En Suite Shower Room

Three piece suite comprising fully screened shower, bracket wash hand basin with drawers beneath, low level w.c, ceramic tiled walls, wall mounted radiator towel rail, 'Velux' skylight.

### Bedroom Two

Double glazed timber stone mullioned window to gable elevation, double panel central heating radiator.

### Bedroom Three

Double glazed stone mullioned timber window to gable elevation, double panel central heating radiator.

### Bedroom Four

Double glazed stone mullioned timber window to rear elevation, single panel central heating radiator.

### Dressing Room

Double glazed 'Velux' skylight, single panel central heating radiator.

### House Bathroom

Three piece suite comprising large corner bath with chromed mixer tap and shower fitment, bracket wash hand basin on timber cabinet, low level w.c,

ceramic tiled walls, double glazed timber 'Velux' skylight. Airing cupboard with timber levered doors, chromed radiator towel rail.

## External

### Entrance

The property is approached off the public highway through a timbered five bar gate.

Open tarmac parking area for several vehicles.

### Garage

Three bay block and slate carport with separate garden storage room.

### Gardens

The gardens to the rear are mainly laid to lawns with two tiers running down to open fields with spectacular long distance views. Stone and timber out buildings.

### Services

Mains electricity, mains water, oil fired central heating and domestic hot water.

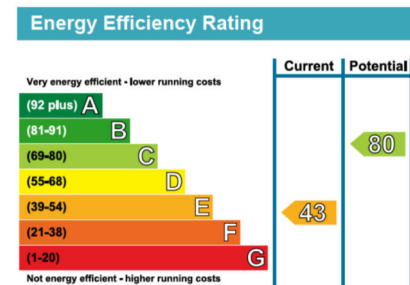
### Tenure

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

### Council Tax Band

Band H.

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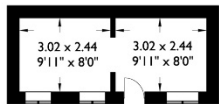
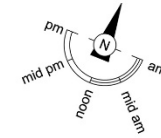
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Approximate Gross Internal Area : 466.06 sq m / 5016.62 sq ft

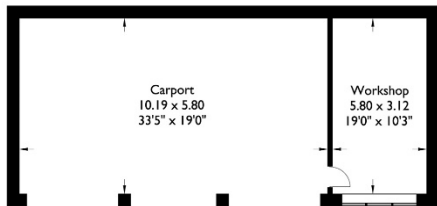
Carport/Workshop : 78.06 sq m / 840.23 sq ft

Outbuilding : 15.10 sq m / 162.53 sq ft

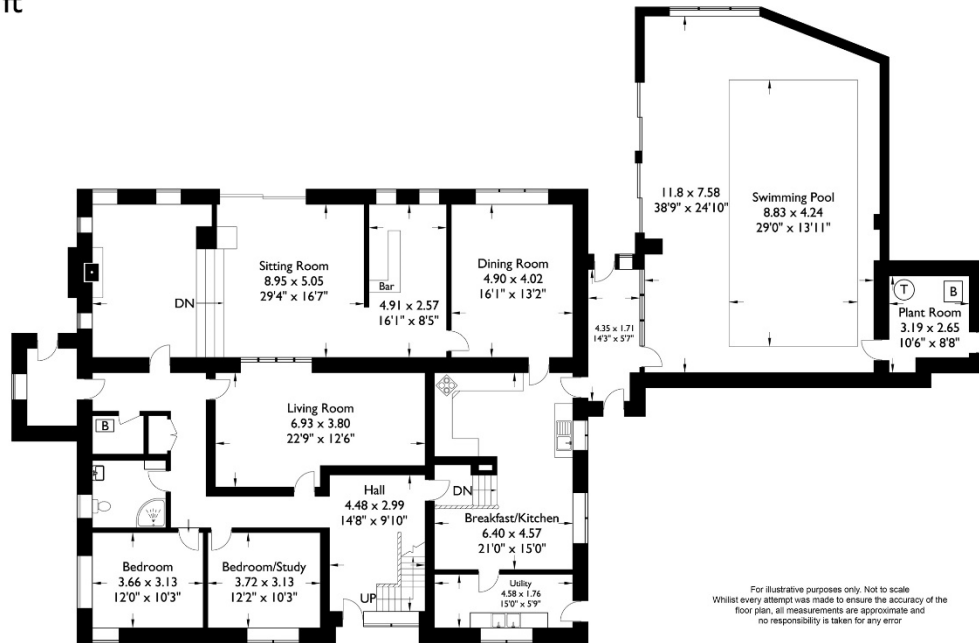
Total : 559.22 sq m / 6019.39 sq ft



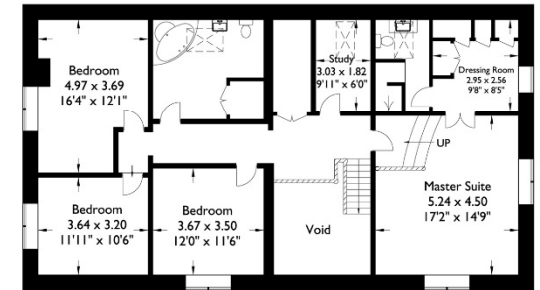
Outbuilding



Carport/Workshop



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.

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