



Higher Parrock House

Parrock Road | Barrowford | BB9 6QF

MSW HEWETSONS



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Guide Price of £465,000

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BB9 6QF

Situated in a quiet cul-de-sac position, this original period stone house with adjoining barn offers great potential for extension to the principal house or redevelopment as a separate dwelling.

The property has extensive mature gardens which have been developed and maintained to an immaculate standard by the present owners with an additional adjoining paddock.

Although the property is in a secluded semi-rural position, it is within a few minutes of the M65 making it accessible to the main business centres of the area.

Construction

Dressed stonework, pitched slate roof supported on timber.

Accommodation Comprising

Ground Floor

Entrance Porch

Original timber panel door with top light and single glazed side windows, original diamond set tiled flooring. Original bevelled glass entrance timber doorway with matching side panels.

Reception Hallway

Wall mounted central heating radiator with electrically operated convector. Under stairs storage cupboards.

Garden Room

Original timber single glazed sash windows with stone mullions to front

elevation, single glazed sash timber window to gable elevation. Large feature sliding windows to rear elevation with matching patio door to rear gardens and patio. Two double panel central heating radiators. Original coved ceiling. Multi fuel stove set in dressed stone surround with a raised stone hearth and timber mantle.

Rear Porch

Single glazed timber door with window to rear elevation with matching side panel, quarry tiled flooring.

Sitting Room

Original timber single glazed sash windows with stone mullions to front elevation, original coving, double panel central heating radiator. Open grate 'Baxi' style fireplace with copper wall flue and raised tiled hearth.

Kitchen

Range of fitted pine base and wall units with tiled work surfaces. Scarlet enamelled gas fired 'AGA'. Stainless steel sink unit with mixer tap, two large single glazed picture windows to rear and gable elevations.

Office

Double glazed pitched pine French doors and side window. Twin 'Velux' sky lights, feature pine panelled ceiling.

Cloak Room

Containing low level w.c, bracket wash hand basin, single panel central heating radiator, tiled walls.

Staircase

Timber open tread staircase leading to –

Particulars of sale

Utility Room

Floor mounted 'Baxi' boiler providing central heating and domestic hot water. Base units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, double glazed timber window, timber panelled stable doors.

First Floor

Staircase

Original timber staircase with traditional newel posts, handrails and turned pine spindles.

Bedroom One

Single glazed timber sash windows with stone mullions to front and gable elevations, double panel central heating radiator, coved ceiling, fitted wardrobes, original 'Adams' style fireplace with basket grate and tiling.

Bedroom Two

Single glazed timber sash windows with stone mullions to front elevation, single panel central heating radiator, coved ceiling, built in wardrobes.

Inner Landing

Single panel central heating radiator, skylight.

Bedroom Three

Single glazed timber sash window to rear elevation, fitted wardrobes.

House Bathroom

Four piece suite comprising timber panelled spa bath with 'Mira' shower over, pedestal wash hand basin, low level w.c, and bidet. Single glazed timber sash window to rear and inner elevations, timber linen cupboard, double panel central heating radiator.

Barn

Attached to the main house is a traditional stone stock barn, this is presently used as a garage, workshop and general storage. This could be developed to form further residential accommodation or a separate dwelling. Original stone flagging, partitioned stone stable.

External

Original stone sett parking area.

Gardens

The property is set in 1.4 acres which is mainly laid to lawns with separate paddock. Superb gardens with formal lawns, mature shrubs and trees and raised patios and pathways. Brick and

glazed greenhouse, feature timber pergolas, lily pond, fruit trees.

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.

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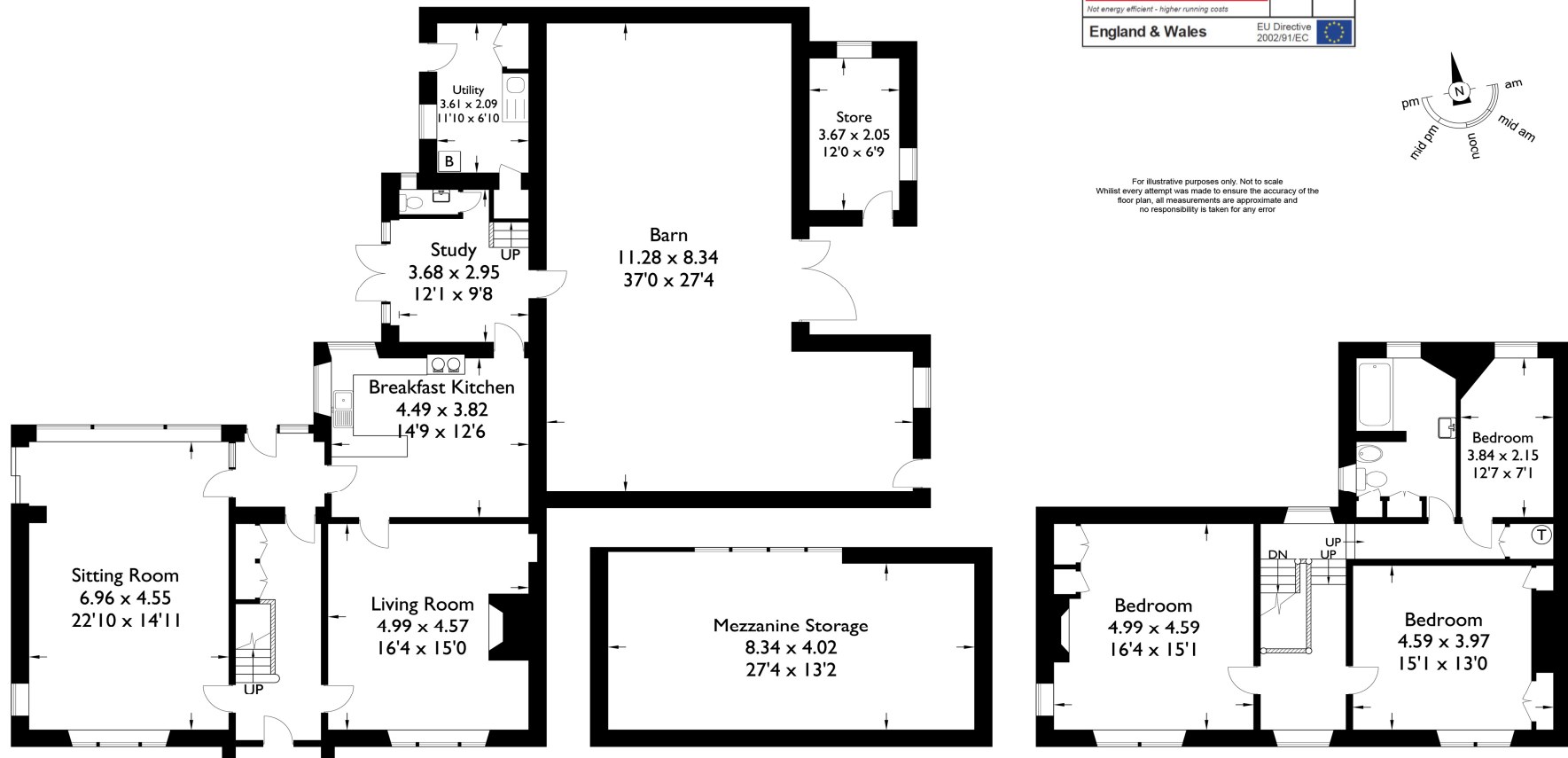


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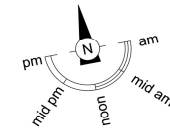
Approximate Gross Internal Area : 186.45 sq m / 2006.93 sq ft

Barn : 114.75 sq m / 1235.15 sq ft

Total : 301.19 sq m / 3242.09 sq ft

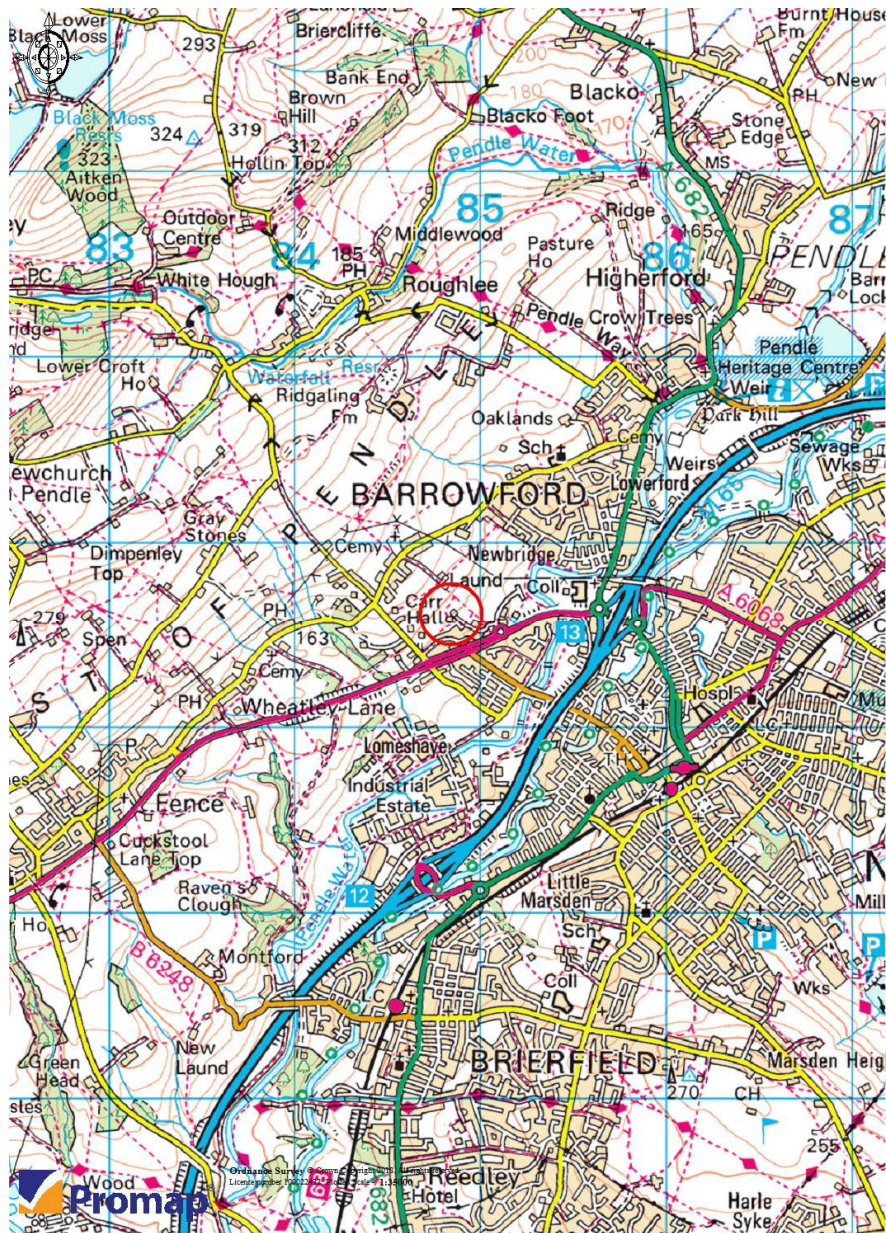


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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01200 42 41 42 www.mswhewetsons.co.uk

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