



Ivy Cottage

Newton In Bowland | Clitheroe | Lancashire | BB7 3DY

MSW HEWETSONS



Ivy Cottage

Guide Price of £435,000

Newton In Bowland | Clitheroe
Lancashire | BB7 3DY

A three story end cottage situated in the heart of Newton in Bowland, an Area of Outstanding Natural Beauty with great character and charm & spectacular rural views to Waddington Fell and the Hodder Valley. Ivy Cottage has a wealth of character and charm with many original features including exposed beams and stonework. The property has been extended at ground floor level and has the benefit of recently installed sealed unit double glazed timber windows. Externally there is an elevated courtyard garden offering great outdoor dining space.

Construction

The property is constructed of stonework with pitched slate roof supported on timber.

Accommodation Comprising;

Ground Floor

Sitting Room

Double glazed timber windows to front and gable elevations, timber panelled entrance door, radiator in cover, timbered recessed alcove with cupboards beneath, log burning cast iron stove on raised tiled hearth and

timber mantle, timber beamed ceiling.

Steps leading from sitting room to-

Kitchen

Range of fitted base and wall units with complementary timber 'Parquet' oak work panels with drainer. 'Bosch' ceramic hob with extractor hood over, built in 'Bosch' microwave oven, cream double oven electric 'AGA' in tiled recess and timber mantle. Terracotta tiled flooring, 'Belfast' sink with chromed mixer tap, double glazed timber window to

rear elevation, timber beamed ceiling, low voltage spotlighting.

Breakfast Room

Twin double glazed timber window to front elevation, fitted timber surround seating, terracotta tiled flooring, cast iron multi-fuel stove on stone corner plinth, spotlighting to ceiling.

Utility Room

Double glazed timber window to front elevation, terracotta tiled flooring, wall mounted shelving, plumbed for washing machine, low voltage spotlighting.

Particulars of sale

WC

Bracket wash hand basin, low level w.c, double glazed timber window.

First Floor

Timber staircase leading to –

Landing

Open landing area with seating and desk area, wrought iron balustrade fixed to original timber extension, double glazed timber window to gable elevation.

Bedroom One

Double glazed timber windows to front and gable elevations, double panel central heating radiator, traditional dressed stone fireplace with raised stone hearth and 'Travertine' tiled surround, timber beamed ceiling.

Bathroom

Three piece suite comprising panelled bath with 'Mira' electric shower fitment over, pedestal wash hand basin with tiled

splash backs, low level w.c, double glazed timber window to rear elevation, fitted wardrobes and cupboards, wall mounted electric radiator towel rail.

Second Floor

Timber staircase and balustrade.

Bedroom Two

Double glazed timber windows to front and gable elevations, timber beamed ceiling, feature recess with timber displays and mantle, fitted wardrobes with oak panelled doors.

Bedroom Three

'Velux' skylight, double panel central heating radiator, timber beamed ceiling.

External

The property has been extended to the eastern elevation to include breakfast and utility rooms. It also includes an open storage and kennel area constructed of timber truss with a slate roof.

Courtyard Garden

To the south east elevation of the property is a raised patio garden area with surrounding stone wall, mature shrubs and trees with a stone flagged pathway and a large open pebbled barbeque area.

To front is a small courtyard garden with raised original cobbled area adjacent to road.

Tenure

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

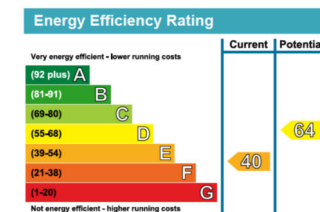
Services

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

Council Tax

Council tax band E payable to Ribbles Valley Borough Council.

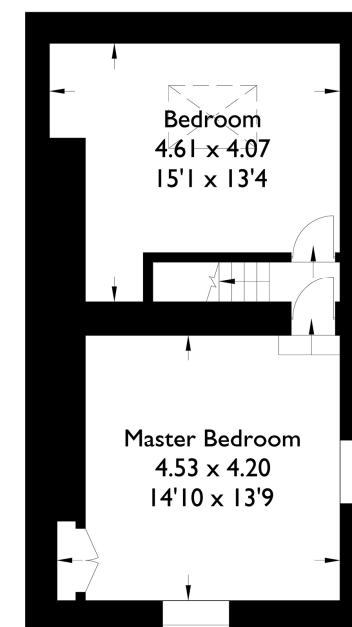
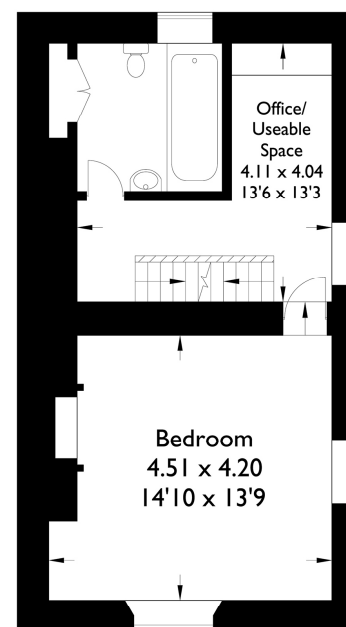
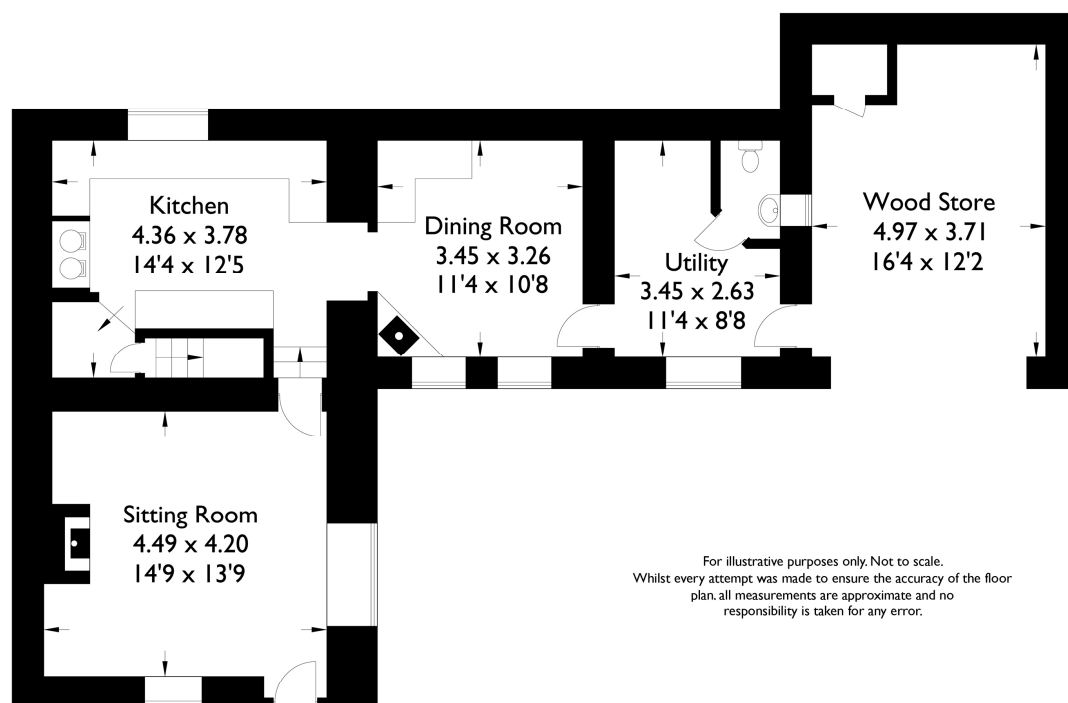
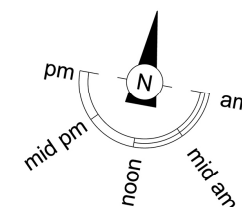
Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility 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.



Ivy Cottage

Approximate Gross Internal Area : 156.28 sq m / 1682.18 sq ft

Total : 156.28 sq m / 1682.18 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 approximated and no responsibility is taken for any error.







MSW HEWETSONS

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