



Great Dudlands

Gisburn Road | Sawley | BB7 4LH

MSW HEWETSONS



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Guide Price of £895,000

Gisburn Road | Sawrey
Clitheroe | BB7 4LH

A beautiful detached stone period house situated in a rural position with spectacular open views and extensive family accommodation. This property has recently been significantly and extensively renovated with the provision of high-quality fixtures and fittings including new bathrooms and complete internal and external redecoration and new carpeting.

Constructed of stone work with pitched slate roof supported on timber.

Reception Hallway

Traditional timber entrance door, stone mullion window to front elevation with window seat, double panel central heating radiator and beamed ceiling.

Half Cellar

Stone flag floor, stone shelving and stays. Window to front elevation.

Sitting Room

Traditional stone fireplace with raised stone hearth housing cast-iron canopied log-burning stove. Stone mullion windows to gable and front elevation, wall-mounted traditional radiator and beamed ceiling. Half-glazed entrance door to front elevation. Double timber doors leading to:

Dining Room

Double panel central heating radiator, stone

mullion windows to front elevation, original timber beamed ceiling and serving hatch to kitchen area.

Study

Stone mullion windows to rear elevation and double panel central heating radiator.

Cloaks

Containing low-level WC, pedestal wash hand basin, single-glazed window to rear elevation, cloaks hanging and single panel central heating radiator.

Breakfast Kitchen

Range of fitted hand-painted timber kitchen with complementary granite work surfaces. Belfast sink with chromed mixer tap. Built-in 'Neff' gas hob and oven. Oil-fired Aga set in tiled recess with timber beam mantle and ceramic tiling. Half-glazed sealed unit timber door to front elevation.

Utility / Boiler Room

Newly fitted hand-painted base and wall units with complementary timber work surfaces and enamel Belfast sink with chrome mixer tap. Floor-mounted oil boiler supplying central heating and domestic hot water enamel Belfast sink with chrome mixer tap.

Cloaks

Low-level WC and corner bracket wash hand basin.

First Floor

Staircase

Return timber staircase with traditional balustrade and spindles.

Half Landing

With feature sealed unit double-glazed timber arched full drop window.

Main Landing

Open long landing with single panel central heating radiator and two sealed unit double-glazed Velux skylights.

Particulars of sale

Bedroom One

Sealed unit double-glazed timber stone mullion windows to front and gable elevation, wall-mounted traditional style radiator and low-voltage spotlighting.

En-Suite Bathroom

Superb newly fitted en-suite bathroom with free-standing boat bath with feature free-standing chrome mixer tap and hand shower. Twin bowl 'Duravit' twin-bowl sink with courtesy cabinet and chrome mixer tap. Illuminated mirror over. 'Duravit' concealed low-level WC, walk-in shower area with high-quality chrome fittings, travertine tiled floor, travertine tiled shower walls, wall-mounted radiator towel rail and low-voltage spotlighting. Underfloor heating.

Bedroom Two

Stone mullion single-glazed timber window to front elevation, fitted cupboards and wardrobes. Traditional style wall-mounted radiator and timber trussed beamed ceiling.

Bedroom Three

Double-glazed stone mullion window to front elevation, fitted timber display shelving and single panel central heating radiator.

Bedroom Four

Front elevation and double panel central heating radiator.

En-Suite Shower

With high-quality recently installed three-piece suite comprising walk-in shower

fitment, walk-in shower with high-quality chrome fittings, 'Duravit' pedestal wash hand basin, 'Duravit' low-level WC, ceramic tiled walls and floors, chrome radiator towel rail and low-voltage spotlighting.

House Bathroom

Containing four-piece suite comprising panel bath, walk-in shower cubicle with ceramic tiling and high-quality shower fitment, 'Duravit' bracket wash hand basin, 'Duravit' low-level WC, timber effect floor covering, wall-mounted radiator towel rail and low-voltage spotlighting. Underfloor heating.

External

Garage

Attached recently constructed high-quality double garage with electrically operated up and over door, good ceiling height, with light, power and water installed. Separate personnel door to rear.

Work Shop

To the rear of the double garage through a sliding timber door is a very good work shop with double-glazed timber window and personnel door. Light, power and water installed. Convector radiator and boiler providing central heating and domestic hot water.

Gym

Attached to the garage block is a bespoke Gym building with sealed unit double-glazed

timber windows with French doors leading to gardens. Two single panel central heating radiators, fully fitted 'Tylo' sauna, fully tiled shower cubicle and separate cloaks with low-level WC, wash hand basin, single panel central heating radiator and sealed unit double-glazed timber window.

Entrance

The property is approached along a private tarmacadam driveway to secure electrically operated entrance gates with cattle grid.

Parking

To the rear of the property is extensive chipping drive offering parking.

Fuel Store

Gardens

The majority of the gardens are to the front of the property with mature raised lawn beds with surrounding stone walls and shrubberies with stone patios and separate orchard.

Land

The property has approximately 24 acres of adjoining land available separately at £10,000 an acre.

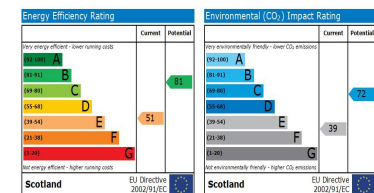
Services

Mains electricity, mains water, oil-fired central heating and sewerage to septic tank.

Tenure

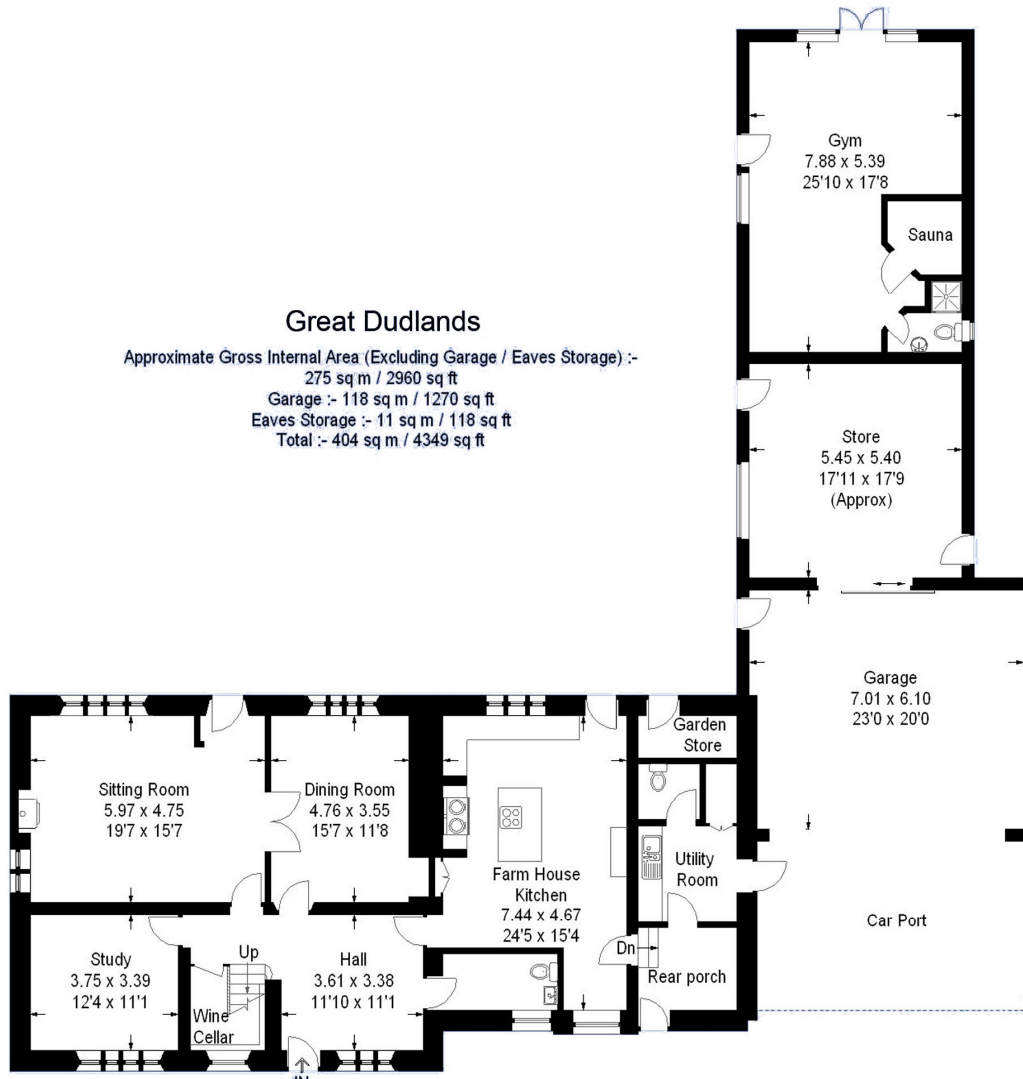
Freehold with the benefit of vacant possession upon legal completion.


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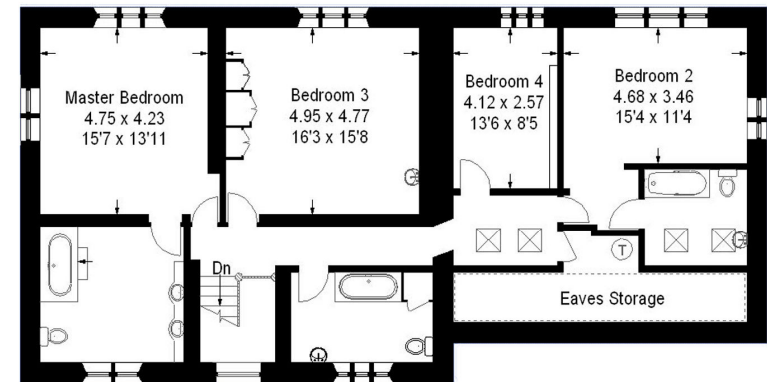


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Approximate Gross Internal Area (Excluding Garage / Eaves Storage) :-
 275 sq m / 2960 sq ft
 Garage :- 118 sq m / 1270 sq ft
 Eaves Storage :- 11 sq m / 118 sq ft
 Total :- 404 sq m / 4349 sq ft



 = Reduced headroom below 1.5 m / 5'0



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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