



# Ribble Dene & The Bull Pen

Sawley | Clitheroe | Lancashire | BB7 4LF

MSW HEWETSONS







# Ribble Dene & The Bull Pen

Guide Price of £395,000

Sawley | BB7 4LF

A semi-detached dormer bungalow situated on the edge of the popular village of Sawley with spectacular open rural views across the River Ribble. Planning permission has been obtained to extend Ribble Dene by demolishing and redeveloping the plot presently occupied by the bull pen.

## Construction

The property is constructed of brickwork with external dashed elevations with pitched slate roof supported on timber.

## Accommodation Comprising

### Ground Floor

#### Entrance Porch

Double glazed timber window and entrance door with side window, 'Velux' skylight, ceramic tiled flooring, timber boarded ceiling, plumbed for washing machine. 'Valiant' multi-point boiler supplying central heating and domestic hot water.

#### Kitchen

Range of fitted base and wall units with complimentary work surfaces and tiled splashbacks. One and a half bowl sink with drainer and mixer tap. Built in 'Neff' four ring gas hob with extractor hood over. Built in 'Hotpoint' electric grill and oven. Double glazed upvc window to rear elevation, double panel central heating radiator, spotlighting to ceiling.

#### Sitting Room

Double glazed upvc window to front elevation, single panel central heating radiator. Living coal effect cast iron gas fire set on raised tiled hearth. Archway leading to kitchen area, open tread staircase leading to first floor accommodation.

#### Inner Hallway

Single panel central heating radiator, built in cloak cupboard.

Double timber doors leading to front porch with double glazed entrance door.

#### Living Room

Double glazed upvc window, single panel central heating radiator. Cast iron living gas fire on tiled hearth with cast iron decorative surround.

#### Bedroom One

Double glazed window to gable elevation, single panel central heating radiator, delph plate rail.

#### Shower Room

Containing corner shower, pedestal wash hand basin in cabinet & low level wc.

# Particulars of sale

## WC

Low level WC and wash hand basin.

## First Floor

### Staircase

Return open tread timber staircase leading to landing.

### Bedroom Two

Double glazed upvc dormer window to front elevation, access to large roof void storage area.

### Bedroom Three

Double glazed upvc dormer window to front elevation, built in store cupboards with timber louvered doors.

## External

### Gardens

To the front of the property is a small garden area with flagged patio.

To the rear of the property is a courtyard with timber fencing.

Between the bungalow and the adjoining bull pen was the site of a garage which has now been demolished to facilitate redevelopment of the bungalow and the bull pen.

## Bull Pen

Agricultural stock building constructed of block work with timber truss roof. Planning permission has been obtained to demolish the bull pen to facilitate further residential development of Ribble Dene. Planning permissions as downloadable documents.

## Access Road

Ribble Dene has ownership of the private access road to the main highway.

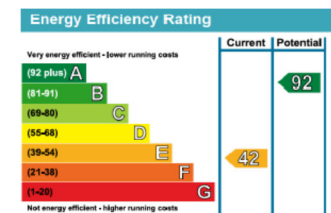
## Services

Mains electricity, mains water, mains gas, mains sewerage.

## Tenure

The properties are freehold with the benefit of vacant possession upon completion.

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