



Dudlands Croft

Gisburn Road | Sawley | Clitheroe | BB7 4LH

MSW HEWETSONS



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Guide Price of £845,000

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Clitheroe | Lancashire | BB7 4LH

A detached high quality family house situated in a convenient position with easy access to the A59. The property is accessed by a private drive and is constructed of dressed stonework with high quality interior fixtures including integrated sound system and cinema room. The property is set within approximately one acre of mature lawned gardens with up to nine additional acres being available with the benefit of planning permission for stabling by separate negotiation.

Construction

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

The property has central heating via an oil fired Bosch boiler to an underfloor system to ground floor and house bathroom. All other areas heated by radiators. The property has the benefit of a CCTV security system. The property has full 'Bose Lifestyle 48' sound system installed.

Accommodation

Ground Floor

External entrance porch. Timber double glazed windows to either side.

Reception Hallway

Attractive reception hallway with oak panelled flooring.

Cloakroom

Containing two piece suite comprising bracket wash hand basin, wc and oak panel flooring.

Entertainment Room

Timber double glazed windows to gable and front elevation, inset low voltage lighting and coving to ceiling.

Dining Room

Timber double glazed window to front elevation, inset low voltage lighting and coving to ceiling.

Lounge

Feature random stone chimney breast

with raised stone hearth housing 'Aga' log burning stove. Twin double glazed timber windows to either side of chimney breast, Upvc concertina folding patio doors to rear elevation. Inset low voltage lighting with coving.

Breakfast Kitchen

Large breakfast kitchen with range of high quality kitchen furniture including 'De Dietrich' four ring induction hob with 'AEG' illuminated extractor, twin 'De Dietrich' electric ovens, built in Bosch dishwasher, built in fridge, island unit with preparation area and storage, oak panelled flooring, inset low voltage lighting with coving to ceiling, double timber doors leading to entrance hallway, double glazed door leading to;

Particulars of sale

Conservatory

Superb timber double glazed south facing conservatory to the rear elevation with magnificent views to Pendle Hill and surrounding countryside. Timber panelled flooring, double doors to rear garden and patio areas.

Utility/Work Room

Large utility/work room with fitted base and wall units, timber double glazed windows to both front and rear elevation, oak panelled flooring, low voltage spotlighting to ceiling.

First Floor

Staircase

Traditional oak return staircase with solid newel posts and spindles.

Landing

Open landing area with timber double glazed windows to front elevation.

Bedroom One (rear elevation)

Timber double glazed window, double panel central heating radiator.

En Suite Bathroom

Containing four piece comprising of panel bath, bracket wash hand basin, walk in open shower, natural pebble tiled flooring and ceramic tiled walls. Timber double glazed window to front

elevation, chrome towel radiator.

Bedroom Two (rear elevation)

Timber double glazed window, double panel central heating radiator.

Bedroom Three (front elevation)

Timber double glazed window, double panel central heating radiator, understairs storage cupboard.

Bedroom Four (front elevation)

Timber double glazed window, double panel central heating radiator.

En Suite Bathroom

Containing three piece suite comprising panel bath, pedestal wash hand basin, wc, natural pebbled floor, ceramic tiled walls, timber double glazed window.

House Bathroom

Containing five piece suite comprising of boat bath with chrome wall mounted hand shower fitment, bracket wash hand basin, wc, bidet and walk in shower. Slate floor, illuminated recessed mirror fitment, built in wall mounted waterproof tv, twin timber double glazed windows.

Second Floor

Bedroom Five/Studio

Open bedroom studio area with six timber double glazed 'velux' skylights,

access to ample loft storage area, double panel central heating radiator, low voltage spotlighting to ceiling.

External

The property sits in approximately one acre of grounds with mature tree and lawns. The entrance drive leads to a spacious parking area giving access to the detached double garage.

Garage

Detached double garage constructed of stonework with pitched slate roof with side personnel door and windows. Electrically operated up and over door, light, power and water installed.

Land

The property lies within approximately one acre of grounds. Approximately an additional nine acres of land are available by separate negotiation. (Boundary plan available upon request)

Tenure

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

Services

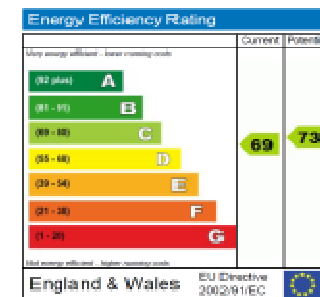
Mains electricity, mains water, sewerage to septic tank within the curtilage of the

property. Oil fired central heating and domestic hot water.

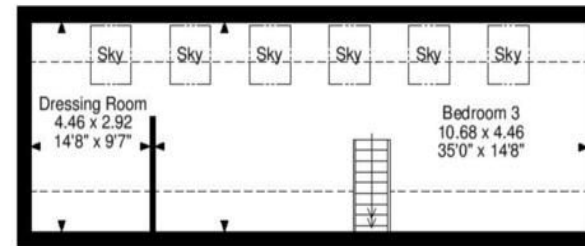
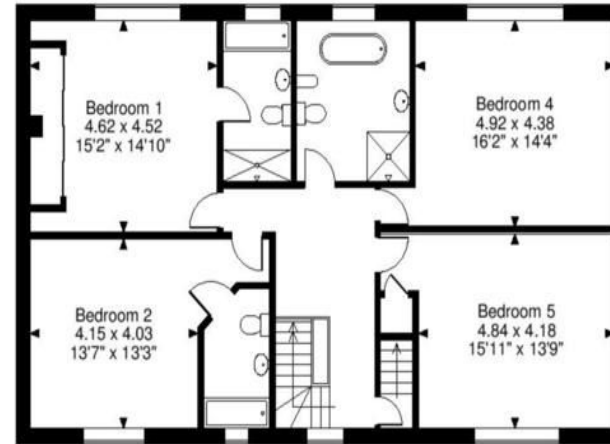
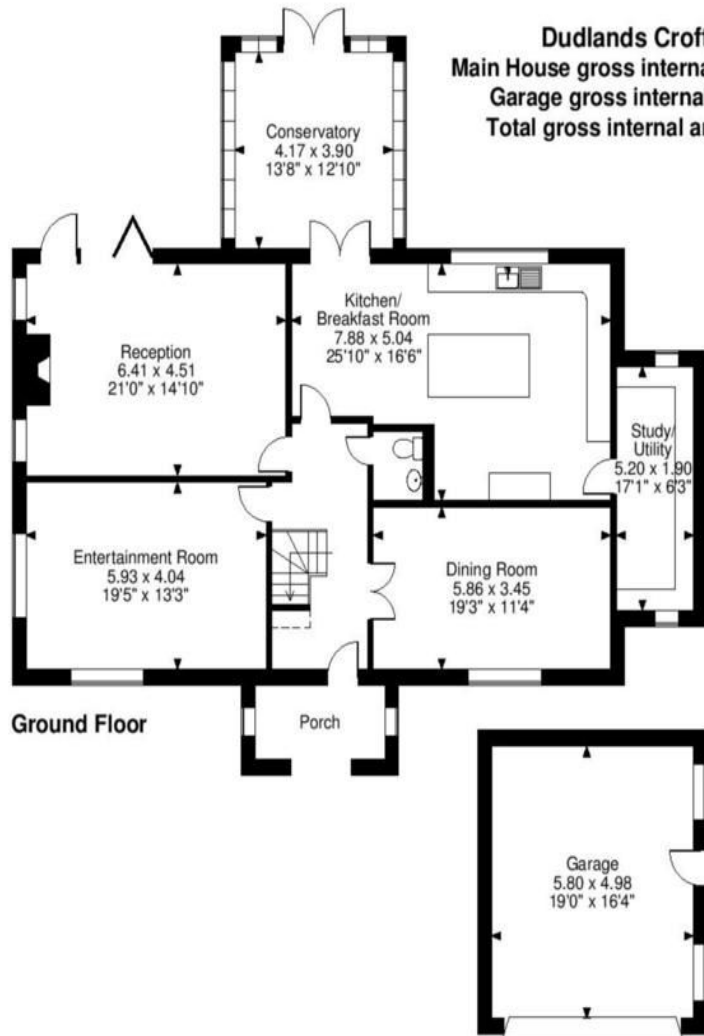
Council Tax

Band G payable to Ribble Valley Borough Council

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Dudlands Croft, Sawley, Clitheroe
Main House gross internal area = 3,410 sq ft / 317 sq m
Garage gross internal area = 311 sq ft / 29 sq m
Total gross internal area = 3,721 sq ft / 346 sq m



Second 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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