



# Broad Fold Farm

Main Street | Grindleton | Clitheroe | Lancashire | BB7 4QT

MSW HEWETSONS



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Guide Price of £315,000

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A detached village cottage situated in the heart of one of Ribble Valleys most popular villages. With lovely charm and character, gas fired central heating, double parking position to the side of the property, exceptional allotment garden on the opposite side of the road including lawns, vegetable patch, hen pens to timber garden stores and greenhouse.

## Construction

The property is constructed of stone/brickwork with external rendering and pitched blue slate roof supported on timber.

## Ground Floor

### Kitchen

Upvc double glazed entrance door. Range of fitted base and wall units with complimentary work surfaces and tile splash backs. Single drainer stainless steel sink unit with mixer tap. Upvc double glazed window to front and gable elevation. Plumbed for automatic washing machine and

dishwasher. Timber effect laminate flooring. Separate breakfast area with double panel central heating radiator.

### Dining Room

Single glazed timber bow window to front elevation, entrance porch with timber panel door to front elevation. Two double panel central heating radiators, gas living stove with cast iron canopy on flagged hearth with timber mantle.

### Lounge

Double glazed bow window to front elevation, single panel central

heating radiator, gas log burning effect enamel cast iron fire in recessed flag hearth, timber beam ceiling, Upvc double glazed window to rear elevation.

## First Floor

### Staircase

Timber return staircase with timber handrail.

# Particulars of sale

## Bedroom One

Upvc double glazed window to front elevation, storage cupboard with fitted shelving.

## Annexe Bedroom Two

Upvc double glazed window to gable elevation, double panel central heating radiator, timber beamed ceiling.

## Inner Landing

Upvc double glazed window to rear elevation.

## Bedroom Three

Upvc double glazed window to rear elevation, double panel central heating radiator.

## Bathroom

Containing three piece suite comprising handle grip panel bath with shower over, pedestal wash hand basin, low level wc. Tiled flooring, ceramic tiled walls, Upvc double glazed window to front elevation. Worcester wall mounted boiler providing central heating and

domestic hot water with linen storage cupboard.

## External Parking

Large flagged walled parking area to gable elevation for two vehicles.

## Gardens

The property has the benefit of an allotment garden across the main street. This lovely allotment cottage garden with two timber sheds, aluminium greenhouse, vegetable patch, lawn area and hen coup.

The garden to this property is subject to an annual tenancy to Ribble Valley Borough Council at an annual rent of £10 per annum. Intending purchasers should note that there is no security of tenure and cannot therefore guarantee that the lease will be transferred to the new purchaser.

## Services

Mains gas, mains water, mains sewerage.

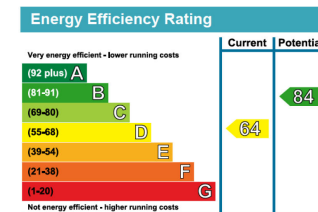
## Tenure

Freehold with the benefit of vacant possession upon legal completion

## Council Tax

Band E payable to Ribble Valley Borough Council.

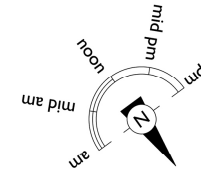
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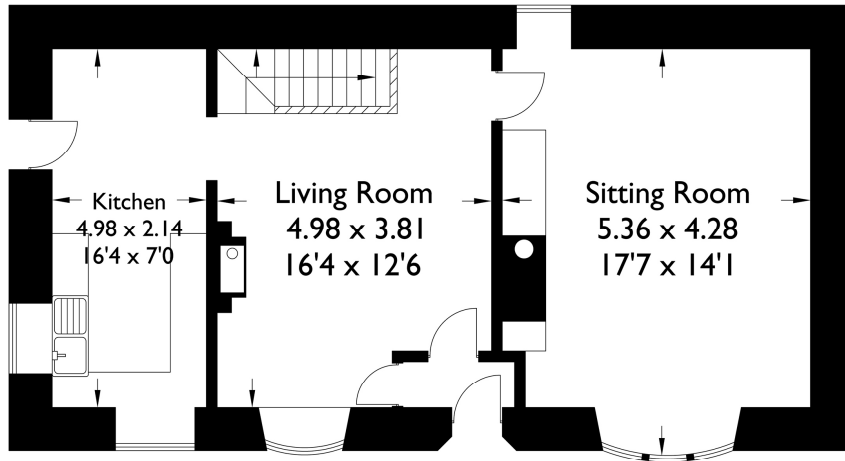
# Broadfold Farm

Approximate Gross Internal Area : 104.88 sq m / 1128.91 sq ft

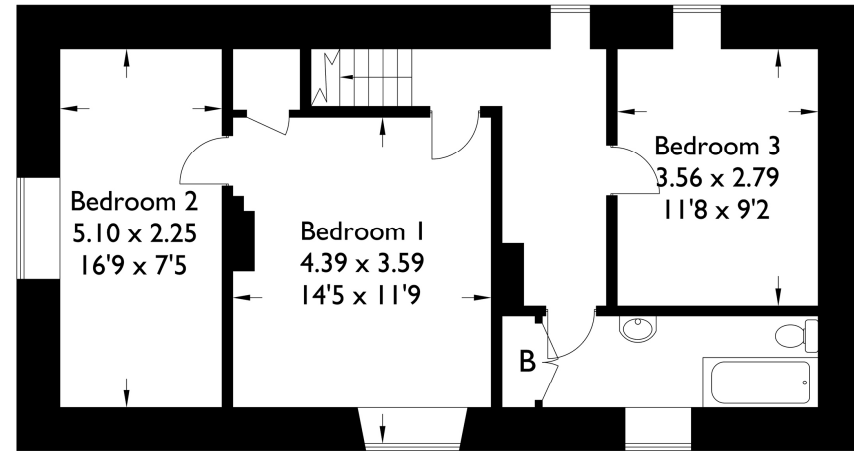
Total : 104.88 sq m / 1128.91 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor

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