



Venture Villa West

Clitheroe Road | Chatburn | Clitheroe | Lancashire | BB7 4LA

MSW HEWETSONS



Venture Villa West

Guide Price of £475,000

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A substantial stone period house, situated on the outskirts of the popular village of Chatburn, within easy walking distance of great local facilities including a village store, renowned butchers, thriving pubs, garden centre and petrol station.

The property which extends to five bedrooms and two bathrooms over four floors has been completely renovated to a very high standard, including modern high-quality fittings, full replacement double glazing whilst retaining the original style and character of its architecture.

Construction

The property is constructed of stonework with pitched slate roof.

Accommodation

Ground Floor

Front Entrance Porch

Stone porch with Upvc double glazed entrance door, top and side window.

Reception Hallway

Light oak finished flooring, high stand traditional wall radiator, coved ceiling, feature archway leading to inner hallway.

Inner Hallway with access to cellar areas.

Sitting Room

Upvc double glazed sash stone mullioned bay window, original coving, oak finished flooring, high stand traditional wall radiator. Original fireplace with raised slate hearth. Original refurbished pine panelled door.

Dining Room

Twin Upvc double glazed sash windows to either side of the chimney breast to gable elevation. Oak finished flooring, high stand wall mounted traditional radiator. Original open fireplace with inset slate hearth and flue. Original refurbished pine panelled door.

Breakfast Kitchen

Range of high quality bespoke kitchen furniture including fitted base and wall units, solid walnut parquet blocked work surfaces. Twin bowl ceramic Belfast sink with antique style chrome mixer tap. Matching island preparation and breakfast unit with 'Corian' marble effect breakfast area and seating. Built in 'Kenwood' oven range with five ring gas hobs, one and a half electric fan assisted ovens with pan storage cabinet beneath. Built in illuminated 'Bosch' steel extractor hood. Side units to match the main kitchen. Built in 'CDA' dishwasher. Upvc double glazed sash window to gable elevation, panel effect Upvc side door, high stand traditional wall radiator. Original alcoves with refurbished timber door fronts, cabinets and display storage shelving. Tiled laminate flooring, feature rebated ceiling

with built in Lutron spotlighting to ceiling.

Utility Room

Fitted base units with walnut block work surfaces to match the kitchen. Single bowl ceramic Belfast sink with antique style mixer tap. Tiled laminate flooring, Upvc double glazed sash window to inner gable elevation. High stand traditional style wall radiator, Lutron spotlighting to ceiling.

Cloaks

Containing two piece suite comprising low level wc, wash hand basin on timber vanity unit, Lutron spotlighting to ceiling. High quality oak panelled door, tiled laminate flooring.

Boiler Room

Wall mounted 'Baxi' multi-point boiler providing central heating and domestic hot water, Lutron spotlighting to ceiling. Plumbed for washing machine.

Particulars of sale

First Floor

Staircase

Traditional timber staircase with mahogany handrail and newel posts with timber painted spindles and open timber stairs.

Landing Areas

Split landing servicing the front and rear of the house. Wall mounted traditional radiator.

Principal Bedroom

Upvc double glazed sash stone mullioned bay window to front elevation, wall mounted traditional radiator. Original refurbished pine panelled door.

Bedroom Two

Upvc double glazed sash windows to gable and rear elevation, wall mounted traditional radiator. Original refurbished pine panelled door.

Bedroom Three

Upvc double glazed sash window to gable elevation, wall mounted traditional radiator, original refurbished pine panelled door.

House Bathroom

High quality three piece bathroom suite comprising traditional style modern bath with fixed glazed shower screen, traditional high gloss tiling, chrome hand shower and wall mounted full shower unit. Low level wc, traditional wash hand basin on timber vanity unit. Vinyl flooring, Upvc double glazed sash

window to gable elevation, Lutron spotlighting to ceiling. Wall mounted radiator towel rail, refurbished pine panelled door.

Second Floor

Staircase

Traditional timber staircase with mahogany handrail and newel posts with timber painted spindles.

Return Landing with matching balustrade, double glazed timber skylight.

Bedroom Four (Guest Suite)

A lovely light room with Upvc double glazed sash window to rear elevation and feature Upvc double glazed dormer window. Traditional wall mounted radiator, Lutron spotlighting to ceiling.

Wet Room

Shower wet room with 'Travertine' walls and floor, chrome wall mounted shower and hand shower, bracket wash hand basin with vanity unit beneath, low level wc, wall mounted radiator towel rail, Lutron spotlighting to ceiling. Extractor fan.

Bedroom Five

Wall mounted traditional radiator, Lutron spotlighting to ceiling, original timber beamed ceiling, timber double glazed 'Velux' skylight.

Cellar

Fully renovated cellar areas suitable for gym, home office or playroom.

Externals

Gardens

Lawned gardens with private gate access, patio area, stone walled boundary with hedgerow. Side patio areas, large open parking area. To the rear of the property is an enclosed patio garden.

Services

Mains gas, mains electricity, mains sewerage.

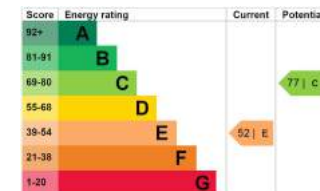
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band D payable to Ribble Valley Borough Council.

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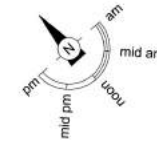
Venture Villa West

Approximate Gross Internal Area : 185.13 sq m / 1992.72 sq ft

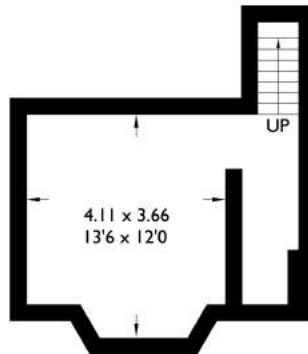
Cellar : 19.87 sq m / 213.87 sq ft

Total : 205.00 sq m / 2206.60 sq ft

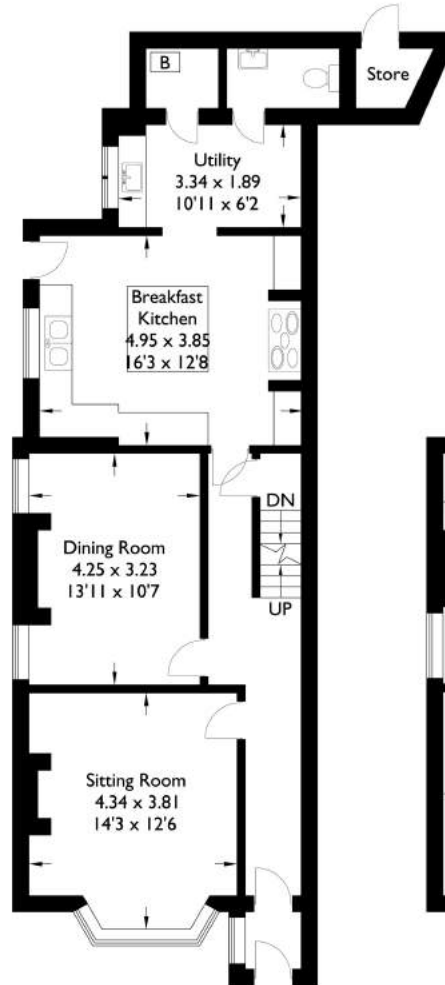
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



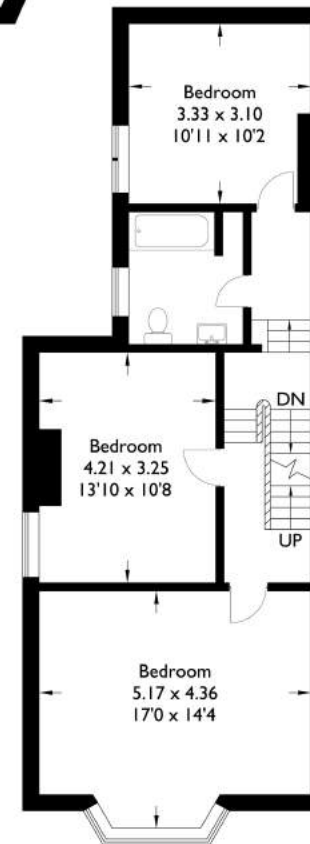
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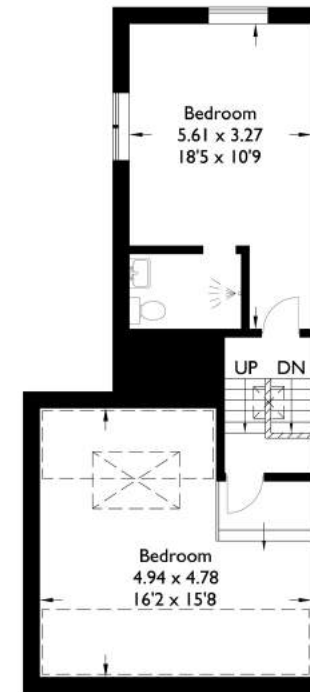
Cellar



Ground Floor



First Floor



Second Floor







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01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG