



# Darwens Farm

Chipping Road | Chaigley | Clitheroe | Lancashire | BB7 3LT

MSW HEWETSONS



# Darwens Farm

Guide Price of £995,000

Chipping Road | Chaigley | Clitheroe  
Lancashire | BB7 3LT

A detached farmhouse situated in an exceptional rural position with beautiful long distance views across to Bashall Eaves, Waddington, the fells above Dunsop Bridge and beyond.

The property has recently been completely refurbished with the benefit of oil fired central heating with underfloor heating to the ground floor and radiators upstairs. Complete double glazing throughout, exceptional fittings to bathrooms and kitchen including 'Esse' stove.

Externally is a large detached double stone garage, surrounding lawned gardens, large parking area and patios.

The property has the benefit of oil fired central heating with underfloor heating to ground floor and radiators to first floor. The property has a fully integrated music system with speakers to both ground and first floor.

#### **Construction**

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

#### **Accommodation**

##### **Ground Floor**

##### **Entrance Porch**

Double glazed timber panelled door, ceramic tiled flooring, under floor heating.

##### **Shower Room**

Containing three piece suite comprising

glass screened shower with chrome shower head and hand shower fitting. 'Duravit' wash hand basin with bracket cabinet beneath, chrome mixer tap, low level wc, fully ceramic tiled walls and floor, ceiling lighting, extractor fan, double glazed timber window to gable and rear elevation.

##### **Electric Cupboard**

##### **Cloaks**

Storage cloaks with ceramic tiled flooring, double glazed timber window to front elevation.

##### **Breakfast Kitchen**

Spacious open kitchen with 'Esse' black enamel electric stove supplying cooking facilities, hot water and central heating. Built in 'Bosch' gas hob. Range of fitted high quality base and wall units with black granite work surfaces, enamel

'Belfast' sink with chrome mixer tap, built in 'Bosch' grill, built in freezer, built in 'Bosch' dishwasher. 'Travertine' tiled flooring, underfloor heating, double glazed to front and gable elevation, ceiling lights.

##### **Garden Room**

Timber double glazed window to front and gable elevation, timber double glazed French doors leading to front patio area. 'Travertine' tiled floor with underfloor heating, high ceiling with original trussed timber.

##### **Dining Room**

Timber double glazed window to side elevation, 'Kardean' timber style flooring, underfloor heating.

##### **Snug**

Double glazed timber window to side elevation, 'Kardean' timber style flooring.

# Particulars of sale

## Study

Double glazed timber window to gable elevation, 'Kardean' timber style flooring. 'Clearview' stove set into stone fireplace with raised stone hearth and timber mantle.

## Inner Hallway

Understairs Cloaks Cupboard. Open hallway with feature double glazed picture window to original barn arch leading to side lawns and stone patio areas.

## Lounge

Timber double glazed windows to front and both gable elevations, double glazed timber patio doors leading to rear patio and garden areas. Traditional dressed stone fireplace with cast iron multi-fuel stove. Underfloor heating.

## First Floor

### Staircase

Traditional timber return staircase.

### Landing

Open galleried landing with timber balustrade and minstrels gallery. Radiator in cover, timber style 'Karndean' flooring.

### Bedroom One

Double glazed timber window to rear elevation, twin double glazed arrow slot windows, double panel central heating radiator.

## Dressing Room

Small double glazed timber windows to gable and front elevation, range of fitted wardrobes and cupboards and dressing area, single panel central heating radiator.

## En Suite Bathroom

Containing four piece suite comprising full screen shower, boat bath on timber plinths, pedestal wash hand basin, low level wc, diamond set ceramic tiled floors, double glazed timber window to side elevation, ceiling lighting, chrome radiator towel rail.

## Bedroom Two

Timber double glazed window to side elevation, double panel central heating radiator, timber beamed ceiling.

## Bedroom Three

Double glazed timber window to side elevation, double panel central heating radiator, timber beamed ceiling.

## Bedroom Four

Double glazed timber window to side elevation, double panel central heating radiator, full wall fitted wardrobes, ceiling spotlighting, timber beamed ceiling.

## House Bathroom

Containing four piece suite comprising fully screened shower corner cubicle, boat bath set on timber plinths with chrome mixer taps and hand shower, pedestal wash hand basin, low level wc,

diamond set ceramic tiled floor, timber double glazed window to side elevation, chrome radiator towel rail, ceiling spotlighting, timber beamed ceiling.

## External

### Entrance

The property is approached from the main highway from twin timber barred gates on to an open gravel driveway with ample parking and turning area.

### Garage

Large detached stone garage with electrically operated up and over doors. Double glazed timber windows to front and rear, twin timber personnel doors.

### Gardens

The property has large open lawned garden areas to the front and side.

### Services

Mains electricity, mains water, sewerage to septic tank.

### Council Tax

Band D payable to Ribble Valley Borough Council.

**Please Note:** MSW Hewetsons, their clients and any joint agents give notice

that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

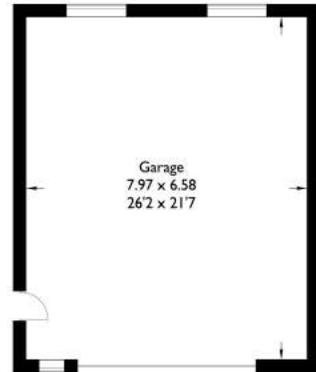
# Darwens Farm

Approximate Gross Internal Area : 211.73 sq m / 2279.04 sq ft

Garage : 52.44 sq m / 564.45 sq ft

Total : 264.17 sq m / 2843.50 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.



Garage



Ground Floor



First Floor







**MSW HEWETSONS**

01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

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