



Crow Hill Cottage

Worston | Clitheroe | Lancashire | BB7 1QA

MSW HEWETSONS



Crow Hill Cottage

Guide Price of £1,150,000

Worston | Clitheroe
Lancashire | BB7 1QA

A detached Grade II period cottage situated in the heart of one of Ribble Valley's most popular residential villages, yet within a few minute's drive of the A59 making the property accessible to the main business centres of both Lancashire and Yorkshire. The property has been painstakingly renovated to preserve the original character and charm of this historic property and has exceptional fixtures and fittings with beautiful décor throughout. Set within private mature gardens and patio areas, integral double garage and parking for four vehicles.

Accommodation Comprising;

Reception Hallway

Traditional timber panelled entrance door, tumble edge travertine flooring, original timber beamed ceiling, three double glazed timber windows to front elevation, two single panel central heating radiators. Built in cloaks cupboard with hanging and shelf.

Living Room

Original inglenook arch fireplace with original bread oven, raised stone flagged hearth and log burning stove. Original timber ceiling and stanchions. Two double glazed sash windows to front elevation, two double glazed timber windows to rear elevation, double glazed French door leading to front patio and garden areas. Three double panel central heating radiators.

Sitting Room

Original inglenook stone fireplace with raised stone hearth and log burning stove. Double

glazed timber window to front elevation, large twin double-glazed windows to gable elevation, small double-glazed window to rear elevation. Original timber beamed ceiling and archway.

Inner Hallway

Tumble edge travertine flooring, built in cloaks cupboard, understairs storage, spotlighting to ceiling.

Cloakroom

Containing two-piece suite comprising low level wc, 'Villeroy & Boch' bowl sink on timber shelf with chrome built in mixer tap, half timber walls, single panel central heating radiator, timber double glazed window to front elevation, low voltage spotlighting.

Dining Room

Half tumbled edge travertine flooring, feature arched curved wall, double glazed timber window to gable elevation, two double panel central heating radiators, original timber

trussed beams to ceiling, twin steel traditional skylights.

Kitchen

Range of high quality 'Mark Wilkinson' kitchen furniture including fitted cupboards, larder cupboard and complimentary granite work surfaces with two stainless steel 'Belfast' sink with antique style mixer tap. Large bay window with oak stanchions and double-glazed timber windows. Electric three oven black enamel Aga in built in recess with diamond set ceramic tiling, extractor fan and timber mantel over. Built in 'Miele' fridge built in 'Miele' dishwasher, built in 'Neff' fridge.

Side Porch

Tumble edge travertine tiled flooring, double glazed timber windows and door, low voltage spotlighting to ceiling.

Particulars of sale

Utility Room

Range of built-in cupboards, separate preparation kitchen area with 'Neff' ceramic hob with extractor hood over with timber block worksurfaces and 'Gaggenau' built in oven and grill. Single drainer stainless steel sink unit with mixer tap, double glazed timber window to gable elevation, plumbing for washing machine and dryer, low voltage spotlighting to ceiling.

Study/Office

Access from the main reception hallway, raised timber panelled flooring, double glazed timber window to gable elevation, fitted wall shelving, double panel central heating radiator, single glazed timber window to inner gable.

First Floor

Staircase

Traditional spiral return staircase with feature curved wall and skylight. Traditional timber spindle staircase with hardwood rail and bobbars.

Landing

Bedroom One

Double glazed timber window to gable elevation, built in wardrobes and shelving. Timber beamed ceiling, low voltage spotlighting ceiling, low voltage spotlighting to ceiling, double panel central heating radiator.

Ensuite Shower Room

Containing three-piece suite comprising fully tiled shower cubicle with travertine tiling and chrome shower fitment, low level wc, travertine bowl sink with chrome mixer tap and built in shelving and mirror, double glazed

timber window to inner elevation, travertine tiled flooring, chrome radiator towel rail.

Inner Landing

Original timber partition and timber truss roof beam, timber double glazed window, double panel central heating radiator.

Bedroom Two

Original timber truss beam ceiling with original panelling, double glazed timber window to front elevation, feature circular window to front elevation. Low voltage spotlighting to ceiling.

Ensuite Bathroom

Comprising roll top bath and claw bath with antique style chrome mixer tap and shower fitment, pedestal wash hand basin, marble sink with timber storage beneath, original timber truss ceiling beams and partition, double glazed timber window to front elevation, chrome radiator towel rail, low voltage spotlighting to ceiling.

Inner Dressing Area

Double glazed timber window to rear elevation.

Bedroom Three

Double glazed timber window to front elevation, low voltage spotlighting to ceiling, double panel central heating radiator.

Adjoining Dressing Room/Playroom

Double glazed timber window to gable elevation, fitted timber wardrobes, double panel central heating radiator, eaves storage, low voltage spotlighting to ceiling.

House Bathroom

Containing timber panelled bath, chrome mixer tap, low level wc, marble bowl sink with

chrome mixer tap and timber storage beneath, oak boarded flooring, double glazed timber windows to rear and gable elevations, wall mounted radiator towel rail, low voltage spotlighting to ceiling.

Guest Bedroom Suite

Superb open guest bedroom suite, double glazed timber windows to front, rear and gable elevations, original high timber beam ceiling, three double panel central heating radiators, original timber balustrade.

Ensuite Bathroom

Large walk-in open shower, travertine tiled floor and walls, glass screen with chrome shower fitments, timber panelled bath with hand shower, low level wc, twin 'Villeroy & Boch' bowl sink unit with chrome mixer taps set on marble and timber plinth. Timber double glazed windows to rear and gable elevation. Chrome wall mounted radiator towel rail, low voltage spotlighting to ceiling.

Garage

Double integral garage with twin arched doorways with timber double doors and access to the office. Light, power and water installed. Timber glazed window to gable elevation.

External

Front Courtyard

The property is accessed from the main highway onto a raised cobbled driveway with parking for four vehicles.

Gardens and Grounds

Most of the gardens are to the front western elevation with surrounding mature edging offering a high level of privacy. Stone flagged

patio area, raised lawned area with mature shrubs and hedgerows, raised patio garden to the rear and gable elevation with mature hedging and pathways, views to open fields. Rear open storage area with access to oil storage tank.

Services

Mains electricity, mains water, oil central heating and domestic hot water, private septic system which is located in cobbled forecourt.

Tenure

Principal house freehold.
Barn is on a long leasehold with a nominal annual ground rent.

Council Tax

Band H payable to Ribble Valley Borough Council.

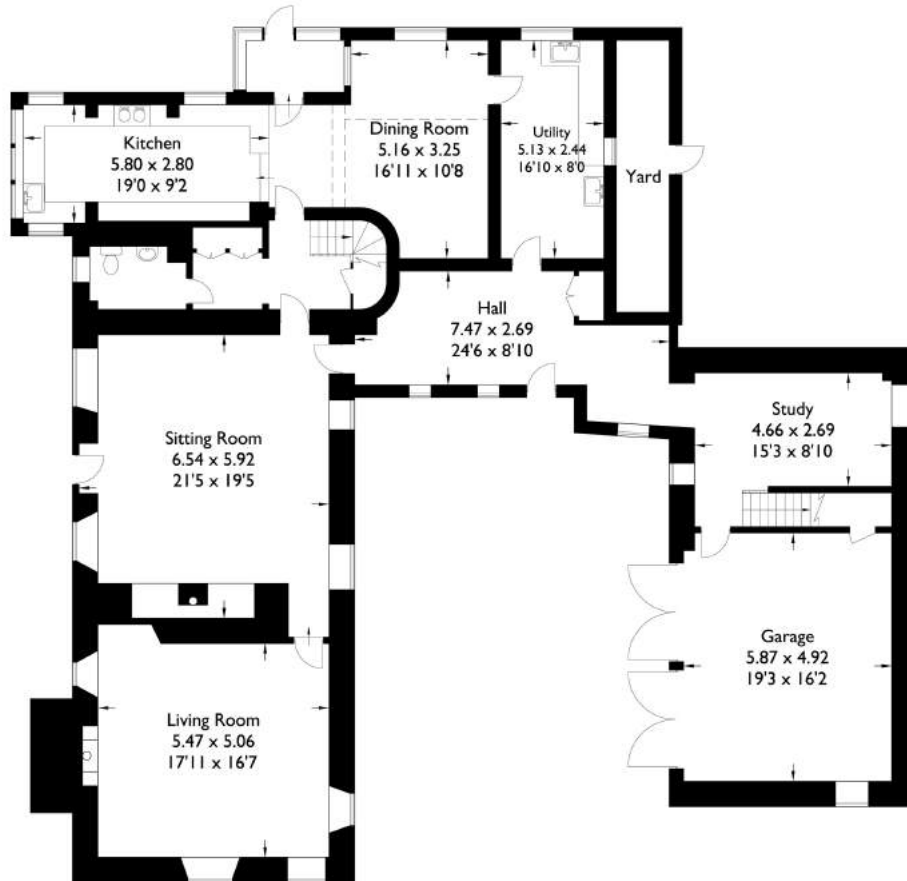
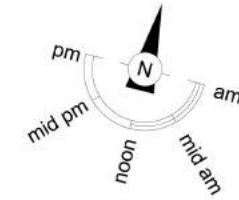
Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility 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.

Crow Hill

Approximate Gross Internal Area : 337.55 sq m / 3633.35 sq ft

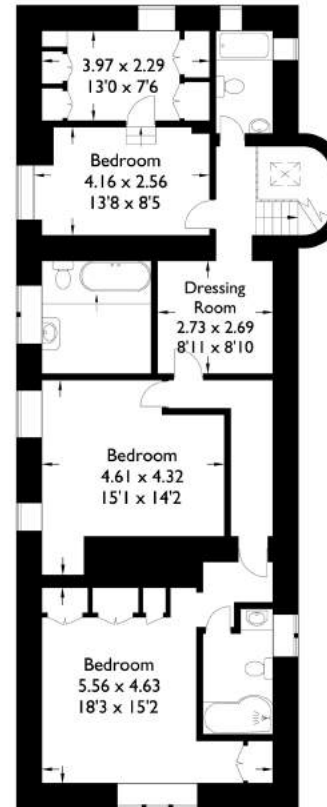
Garage : 28.77 sq m / 309.67 sq ft

Total : 366.32 sq m / 3943.03 sq ft



Ground Floor

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.



First Floor



First Floor
Above Garage







MSW HEWETSONS

Tel: 01200 42 41 42
mswhewetsons.co.uk