



The Barn House

Newton In Bowland | Clitheroe | Lancashire | BB7 3DZ

MSW HEWETSONS



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Guide Price of £750,000

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A unique and stylish high-quality detached village house situated in the heart of Newton in Bowland, with spectacular long distance rural views to the Hodder Valley. The present owners have completely refurbished and re-designed this property to present the living accommodation over two storeys with the principal reception room on first floor level to take advantage of the beautiful setting. The property has superb fittings and décor throughout, including fantastic living kitchen with electric AGA, stunning bathrooms and attractive lawn gardens to both front and rear with stone patio and barbecue areas, attached garage and ample parking for four vehicles.

Construction

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

Living Kitchen

A fantastic open living kitchen with high quality fitted kitchen furniture including electric 'AGA' in aubergine with timber canopy over with extractor fan. Complimentary black granite work surfaces. Double bowl porcelain 'Belfast' sink with brushed steel mixer tap, built in 'Siemens' microwave oven, built in fridge, built in freezer, built in 'Siemens' dishwasher. Exposed stonework, travertine tumbled edge tile flooring with thermostatically controlled electric underfloor heating, low voltage spotlighting to ceiling. Multi-paned

double glazed timber windows to front, gable and rear elevation.

Sitting Room

Traditional dressed stone fireplace with dog grate and raised stone hearth and canopy. Multi-paned double glazed timber windows to front elevation, traditional timber pinned with straps and gudgeon oak side door, low voltage spotlighting, exposed stonework.

Study

Original high ceiling and exposed stonework, double glazed multi-paned timber window to front and gable elevation.

Cloaks

High level WC, wash hand basin in

timber vanity unit with fitted mirror to feature stone archway.

Rear Hallway

Travertine tumbled edge tile flooring, timber rear door to garden areas.

Boot Room/Cellar

Sliding doors to boot room with fitted shelving and hanging.

Utility Room

Situated between the boot room and garage, open useful storage and plumbed for washing machine and dryer.

Particulars of sale

First Floor Staircase

Traditional timber staircase with timber balustrade and handrail.

Landing/Library

Feature full depth multi-paned double glazed timber windows to gable elevation providing plenty of light to this room, further double glazed timber window to front elevation. Original timber trussed ceiling, double panel central heating radiator, exposed stonework.

Living Room

A beautifully proportioned living room, multi-fuel log burning stove set on raised stone plinth, Multi-paned double glazed timber windows to front elevation and rear elevation, double panel central heating radiator, exposed stonework, coved ceiling and low voltage spotlighting.

Inner Landing

Feature stone archway leading from landing/library room, timber trussed ceiling, feature wall sky lights, linen wardrobe with timber louvered doors, single panel central heating radiator.

Linen Store

Principal Bedroom

Upvc double glazed window to rear elevation, single panel central heating radiator, low voltage spot lighting to ceiling.

En Suite Bathroom

Containing five piece suite comprising raised boat bath on tiled and timber plinth with chrome floor mounted mixer tap and shower fitment. Twin bowl wash hand basin set on oak vanity unit with linen storage beneath, low level WC, illuminated towel shelf to rebate. Walk in shower with glazed screen and wall mounted high level shower fitment. Ceramic tiled floors, low voltage spotlighting to ceiling, Upvc double glazed window to rear elevation, chrome radiator towel rail, extractor fan.

Bedroom Two

Upvc double glazed window to rear elevation, single glazed timber door leading to rear gardens and patios, double panel central heating radiator, low voltage spotlighting to ceiling.

Airing Cupboard

'Centerstore' pressurised hot water cylinder and storage area.

Bedroom Three

Full wall fitted timber wardrobes, access to roof and void storage area, Upvc double glazed window to gable elevation.

House Shower Room

Containing three piece suite comprising of large walk in shower cubicle with wall mounted shower fitment, low level WC, wash hand basin on tiled vanity unit with fitted mirrors and high level glazed

windows. Ceramic tiled floors, chrome radiator towel rail.

Garage

Attached garage with timber double doors, timber side glazed windows, light, power and water installed, access through to utility room.

External Entrance

Open chipping drive with parking for four vehicles.

Gardens

Private lawned gardens to front elevation with surrounding beech hedge, front flagged BBQ patio. Small garden area to side, timber double gate leading to rear gardens with stone flagged steps leading to raised lawned garden to rear. Retaining stone wall with pebbled walk round, raised lawns, rear stone wall with lime bleached hedge and timber greenhouse.

Heating System

The property has an oil fired boiler providing central heating and domestic hot water with radiators to all rooms except the living kitchen and study. Electric thermostatically controlled underfloor heating to living kitchen, sitting room and en suite bathroom.

Services

Mains electricity, mains water, oil fired central heating, mains sewerage, B4RN Broadband.

Tenure

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

Council Tax

Band B payable to Ribble Valley Borough Council.

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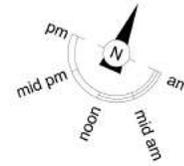


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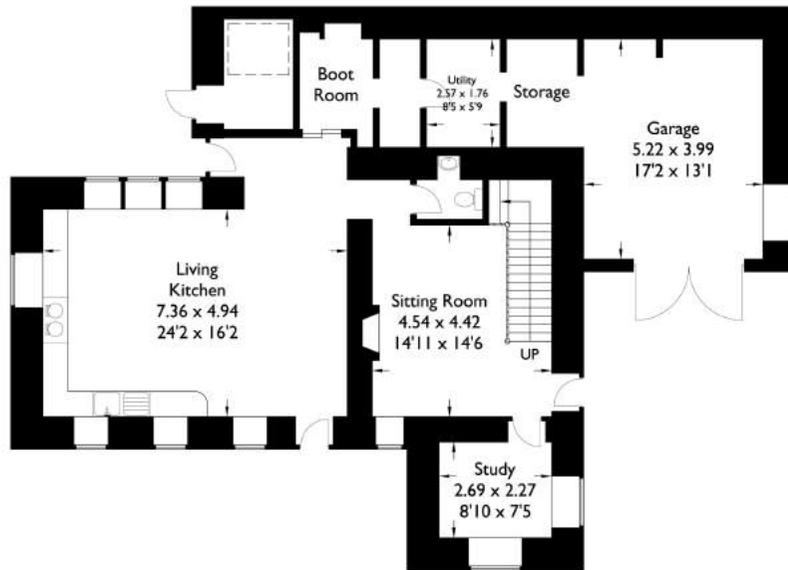
Approximate Gross Internal Area : 224.17 sq m / 2412.94 sq ft

Garage : 27.15 sq m / 292.24 sq ft

Total : 251.32 sq m / 2705.18 sq ft



----- Restricted Head Height



Ground Floor



First 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







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