



2 What Close Barn

Burnley Road | Gisburn | Clitheroe | Lancashire | BB7 4JJ

MSW HEWETSONS



2 What Close Barn

Guide Price of £635,000

A five bedroom attached barn conversion situated in a quiet rural setting with long distance open views yet within close proximity of local towns and facilities. The property has double glazing throughout, gas-fired central heating, lawned gardens, a double detached garage and ample parking.

Ground Floor

Entrance hallway with stone flags to entrance and laminate flooring. Cloakroom, Living room with cast iron log burning stove set on raised flag hearth with stone mantle. French doors and windows to front elevation, timber beam ceiling with spot lighting. Dining room with laminate flooring, timber beamed ceiling with spotlighting. The kitchen has a range of quality fitted base and wall units with complementary composite work surfaces. Ceramic Belfast sink with mixer tap, built-in ceramic hob and oven. Built-in fridge freezer built-in Lamona dishwasher, composite tile flooring and half-panel timber rear door. Utility room with ceramic tiles wall, fitted wall units, fitted shelving, plumbing for washing machine and service cupboard.

First Floor

Return staircase with wall handrail. Bedroom 1 with original barn arched

window, timber beam ceiling and spotlighting. Ensuite shower room containing three-piece suite comprising corner shower, pedestal wash with cabinet and WC, ceramic tile floor, chrome radiator towel rail. Two further bedrooms and house bathroom containing four-piece suite comprising panel bath with tiled splash-back, shower cubicle with ceramic tiling, WC, bracket wash hand basin with tiled splashback, chrome radiator towel rail, extractor fan, ceiling spotlighting.

Second Floor

Return staircase with timber handrail. Bedroom 4 with twin Velux skylights, access to large eaves storage. Bedroom 5 with twin Velux skylights, access to large storage area.

Jack and Jill ensuite bathroom, to bedrooms 4 & 5 with three-piece suite comprising corner shower cubicle, WC, pedestal wash basin

with tiled splashback, tiled floor, chrome radiator towel rail, large airing cupboard.

External

Large detached garage with electrically operated up and over door, side personnel door. Entrance driveway gaining access to garage with large parking area. Large open lawned gardens to front side and rear.

Services

Mains electricity, LPG, mains water, private sewage.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band F payable to Ribble Valley Borough Council.

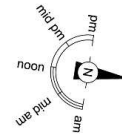


2 What Close Barn

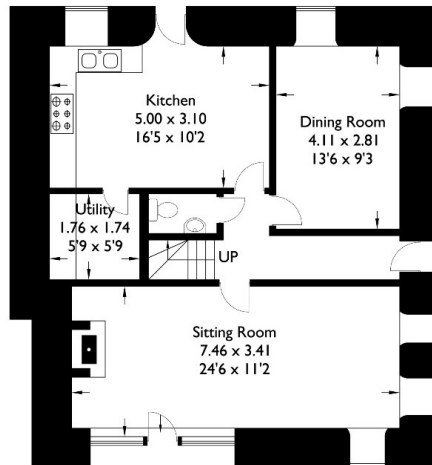
Approximate Gross Internal Area : 203.25 sq m / 2187.76 sq ft

Garage : 48.59 sq m / 523.01 sq ft

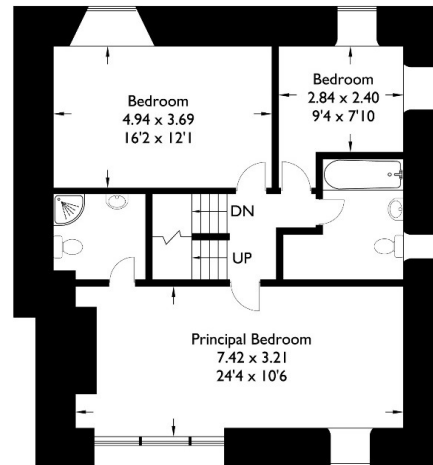
Total : 251.84 sq m / 2710.78 sq ft



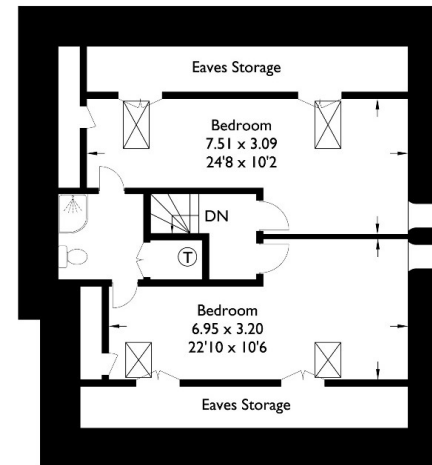
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



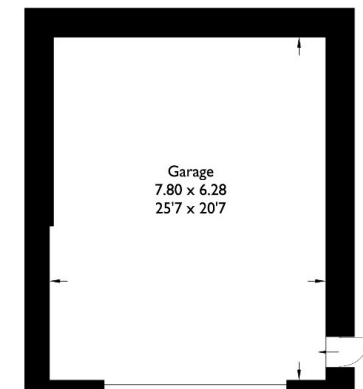
Ground Floor



First Floor



Second Floor



Garage

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.

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.







MSW HEWETSONS

01200 42 41 42
mswhewetsons.co.uk