

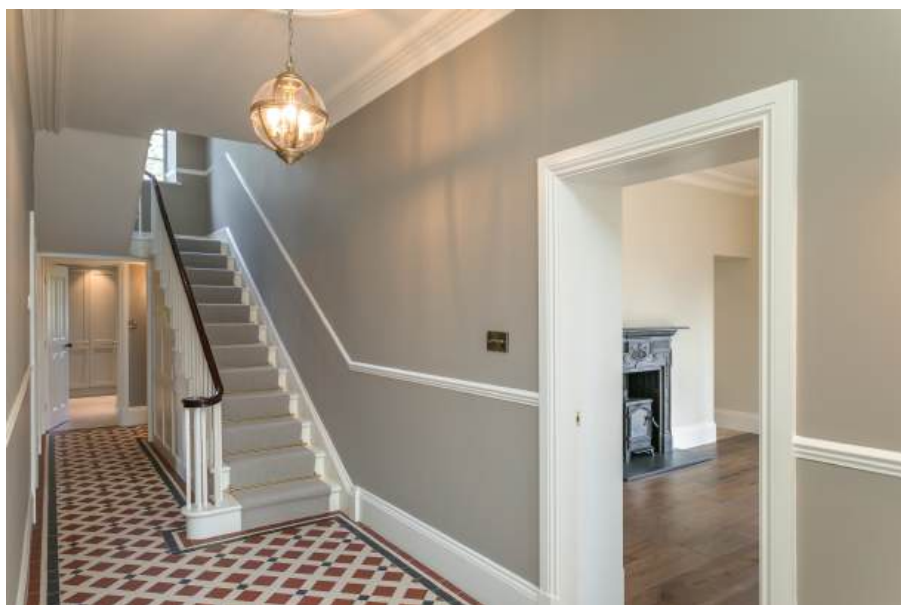


Lindenrose House

Main Street | Gisburn | Clitheroe | Lancashire | BB7 4HR

MSW HEWETSONS





Lindenrose House

Guide Price of £1,100,000

A detached period village property of elegant proportions and an abundance of architectural and historic features. Centrally located in the village of Gisburn, on the edge of the Ribble Valley, yet a short distance from the Yorkshire Dales and the attractive market towns of Clitheroe and Skipton, the property is just moments from local amenities and transport connections. The business centres of both Manchester and Leeds are easily commutable with Manchester and Leeds Bradford airports equally accessible.

The property has been fastidiously renovated, retaining the style and elegance of the original structure, with high-quality fixtures and fittings and an immaculate decorative finish. A particular highlight is the low-rise return staircase with half landing and its striking arched window which allows natural light to cascade into the central hall. The three reception rooms boast tall ceilings with cornices and ceiling roses, French doors and original antique fireplaces complete with newly installed log-burning stoves provide versatile and atmospheric living spaces and create a sense grandeur.

This extremely welcoming and comfortable family home has hardwood double-glazed traditional sash or top-opening windows, together with bespoke joinery finished internal and external doors including deep skirtings and architraves. The timeless character sits alongside contemporary comfort with a newly installed smart-controlled central heating system with underfloor heating to the ground floor and traditional high-stand radiators to the first floor and CAT6 network cabling throughout the property. All bathrooms have been thoughtfully designed and fitted to the highest standards, featuring tasteful, complementary tiling and elegant fittings.

The modern kitchen, blending seamlessly with the heritage style, includes a range of high-quality integrated appliances, enhanced by attractive natural finishes and stylish fittings. The property also benefits from a large cellar with a separate wine storage room, adding practicality and luxury.

The property is approached by a private driveway leading to a timber electrically operated entrance gate to a large golden limestone parking area to the front and sides. The house is set in open mature surrounding lawn gardens, with flagged patio areas, a detached garage with light and power, smart-controlled outdoor lighting and a four-camera CCTV system.

Excellent village community with local pubs, deli and restaurants with renowned local Gastro Pubs in adjacent villages and towns. Outstanding local primary school educational opportunities in Gisburn, Bolton-by-Bowland and Blacko. Highly regarded secondary education at Clitheroe Grammar and Ermysteds Grammar Skipton with private schools close by.

Summary of Accommodation

Ground Floor

Entrance, hall, drawing room, sitting room, breakfast kitchen, dining room, utility, cloakroom, cellar.

First Floor

Principal bedroom with en-suite, three further bedrooms, house bathroom.

External

Detached garage, lawn gardens, flagged patio areas.

Property Information

Services

Mains electricity, mains water, mains sewage, oil- fuelled central heating, high-speed broadband.

Tenure

Freehold with the benefit of their possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		



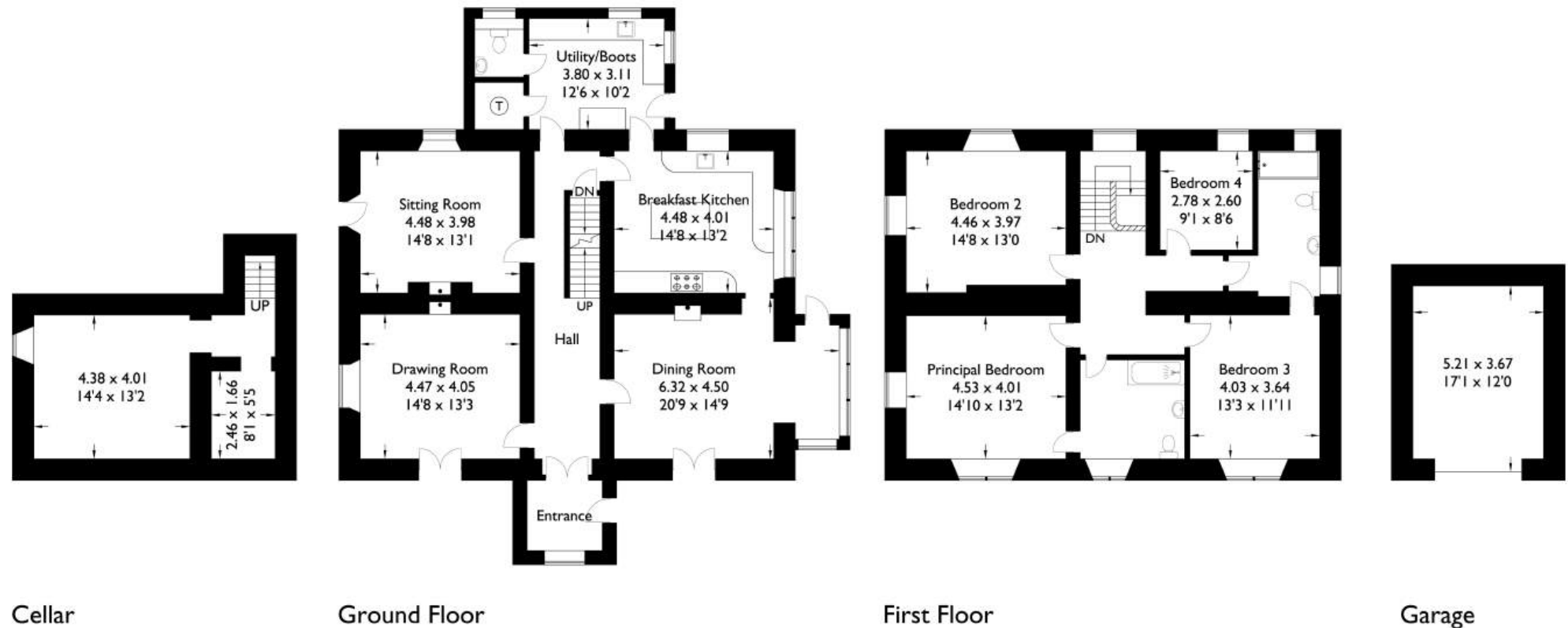
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Approximate Gross Internal Area : 231.09 sq m / 2487.43 sq ft

Cellar : 28.70 sq m / 308.92 sq ft

Garage : 18.67 sq m / 200.96 sq ft

Total : 278.46 sq m / 2997.31 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.







