



Robin Cottage 3 Sawley Grange Barn, Gisburn Road,
Sawley

Chain Free £400,000

A charming barn conversion finished in 2001 in a select row of just four individual properties, with beautiful long distance rural views. Facing Pendle Hill with convenient proximity to the A59, the splendid accommodation briefly comprises ground floor: reception hall, lounge, kitchen diner, utility room, two-piece cloakroom. First floor: three double bedrooms, the sumptuous master enjoying the best of the views, four-piece house bathroom. A sheltered patio and a delightful garden with a meandering footpath, nature pond and a collection of seating areas. Parking for one car by the front door plus an integral single garage. (1,149 sq ft/106.8 sq m approx/EPC: D).

An easily accessible rural spot with sublime aspects.



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Directions

From Clitheroe access the A59 and proceed north in the direction of Skipton. At the top of Sawley Brow turn right where there is a lay-by and mobile café. Bear left along a private tarmac drive. Proceed past the bungalow and you'll quickly see the four barn conversions. Park on the drive by the front door of Robin Cottage.

Services

Mains supplies of electricity and water. A private sewage treatment plant (Klargester) shared with four other properties. Oil central heating from a Warmflow boiler located in the utility room. Council tax payable to RVBC Band E. Freehold tenure.

Additional Features

The property has PVCu double glazed windows, some in mullioned openings, exposed ceiling beams.

Location

Beautifully located less than ten minutes drive from the historic market town of Clitheroe.

Accommodation

The front door opens to a reception hall with oak boarded internal doors throughout. The well proportioned lounge is square in shape with stone mullioned windows and a French door opening to the patio and the garden. The views are distant, part wooded and green. Two heavy set pitched pine beams frame the stone chimney-piece with a piped connection for LPG. The kitchen diner is most charming with an assortment of traditionally styled cabinetry including a fixed display dresser. The counters and upstands are in a marbled laminate with a Blanco sink and a swan-neck mixer. The built-in cooking appliances comprises a Blomberg double electric oven and a ceramic hob beneath an extractor filter. The integrated appliances consist of a Bosch dishwasher and a Hotpoint larder fridge. The ceiling is cross beamed in pitched pine a railed staircase with a bullnose step rises to the first floor, the understairs area being exposed. There is a separate utility room with a stainless steel sink unit, plumbing for a washing machine and space for a small freezer. The central heating boiler is located here and next to it a two-piece cloakroom.

On the first floor you'll find three generous bedrooms. The sumptuous master bedroom looks over the garden with pleasing distant views beyond. Built-in wardrobes across one wall and stone mullioned windows. Bedroom 2 is another large room with a substantial complement of built-in furniture including wardrobes, drawers, dressing table and a bed-side cabinet. The ceiling is sloping with two Velux Heritage windows/black-out blinds; offering stunning views over Pendle Hill when open. Bedroom 3 is a smaller double with a view into the Valley. The well appointed bathroom is four-piece with tiling to mid height on all four walls; full height in the quadrant cubicle which has a Mira 415 thermostatic shower. A wood panelled bath, low suite wc and a vanity washbasin.

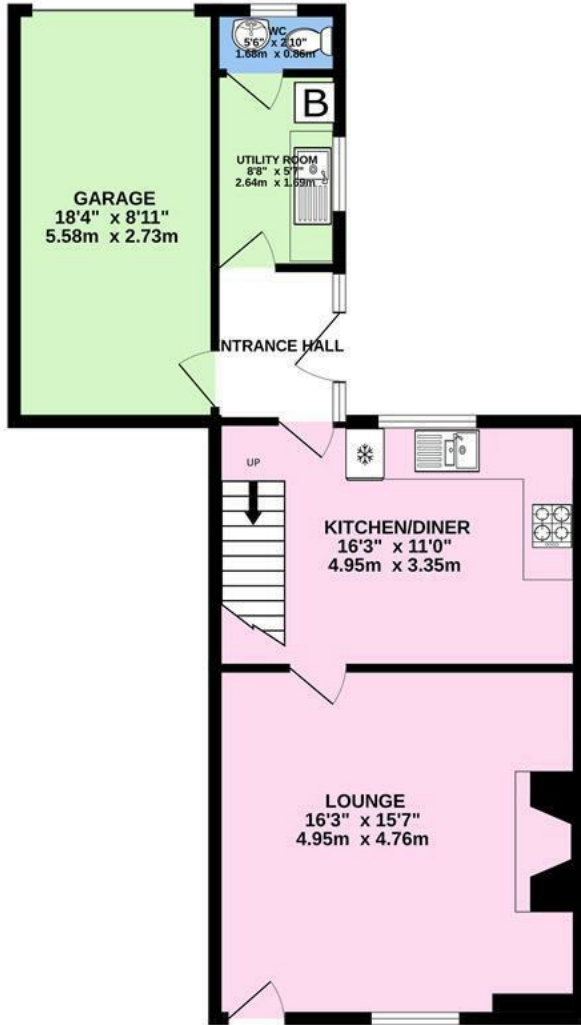
Outside

At the front by the main entrance there is a tarmac parking space for one car with the integral garage providing parking for another car. It has an up-and-over door with a personnel door into the hall. The delightful rear garden is long enough to provide a sunny spot throughout the day. By the lounge door is a sheltered patio with plenty of space to enjoy an alfresco moment. A pebbled footpath meanders through a series of stone sett edge beds planted out with a variety of mature flowering shrubs and evergreens. An ornamental Acer stands above a small nature pond and from the bench here, you have a full view of Pendle Hill. A little further on there is a paved circle for a patio set which also faces the grassy slopes of Pendle. Beautiful in every sense of the word.

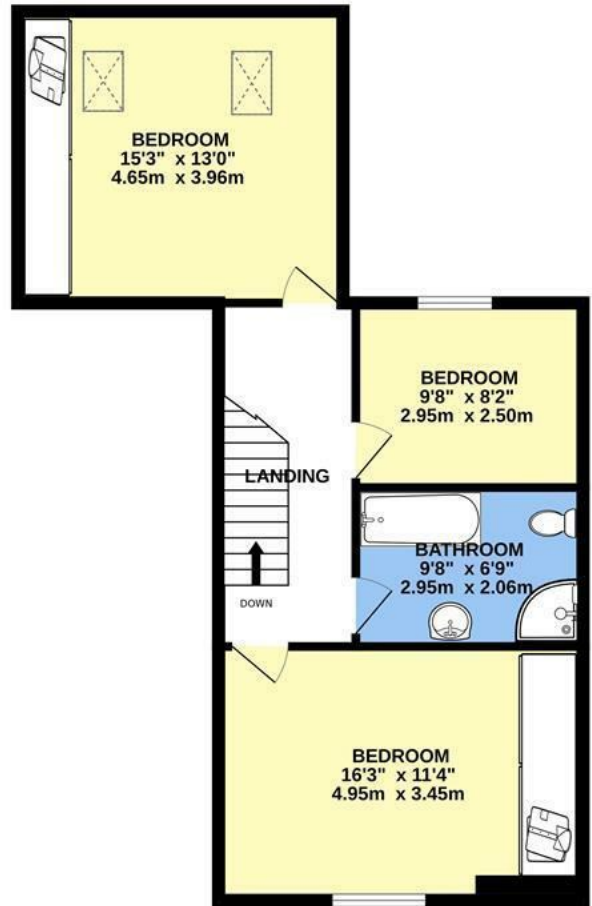
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NO UPWARD CHAIN.

Viewing

Strictly by appointment.



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.

ROBIN COTTAGE, 3 SAWLEY GRANGE, GISBURN RD, SAWLEY, BB7 4LH

TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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