



Lower Greaves Barn

Holden Lane | Bolton By Bowland | Clitheroe | Lancashire | BB7 4LZ

MSW HEWETSONS



Lower Greaves Barn

Guide Price of £395,000

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An attached cottage barn conversion situated in a rural position with attractive open views. Parking and garage, front patio garden. High quality fittings and fittings, double glazing and central heating.
Additional land available by separate negotiation.

Construction

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

Accommodation Comprising;

Ground Floor

Entrance Hallway

Oak panelled entrance door with double glazed side panels. Stone flag flooring, single panel radiator. Under stairs storage cupboard.

Lounge Room

Twin double-glazed window to rear elevation. Double panel radiator,

coved ceiling. Cast-iron multi-fuel stove on raised tiled hearth and timber mantle.

Kitchen Dining Room

“Stanley” cast iron oil enamel stove set in tiled recess. Range of high-quality fitted kitchen furniture including basin wall units with complimentary work surfaces and tile splashbacks. Stainless steel Belfast sink. Two ring electric hob. Double-glazed windows to gable elevation. Timber beamed ceiling, fitted dishwasher. Timber double-glazed stable door. Tumbled travertine flooring.

Utility Room

Double-glazed window to front elevation, fitted wall units, tumbled travertine tiled floor. Single panel radiator, plumbed for washing machine.

Cloakroom

Containing two-piece suite comprising; WC and bracket wash and basin. Tumbled travertine flooring.

First Floor

Staircase

Traditional return staircase with timber balustrade.

Particulars of sale

Landing

Open landing with timber boarded flooring.

Bedroom One

Double-glazed window, single panel radiator, fitted wardrobes.

Bedroom Two

Double-glazed "Velux" skylight, single panel radiator.

Bedroom Three

Double-glazed "Velux" skylight, single panel radiator.

House Bathroom

Containing four-piece suite comprising; panel bath, bracket wash and basin, WC, shower cubicle. Ceramic tiled wall and floors. Double-glazed "Velux" skylight. Ceiling spotlighting. High stand radiator towel rail. Airing cupboard containing hot water cylinder.

External

Garden Patio

Enclosed garden patio area to the

front of the property with timber glazed summer house.

Garage

Single stone garage.

Parking

Single parking position.

Land

Additional land available by separate negotiation: Guide Price £20,000 (copy of the plans available by separate download)

Services

Mains electricity, mains water, oil fired central heating. private sewage system.

Council Tax

Band F payable to Ribble Valley Borough Council.

Tenure

Freehold with vacant possession upon completion.

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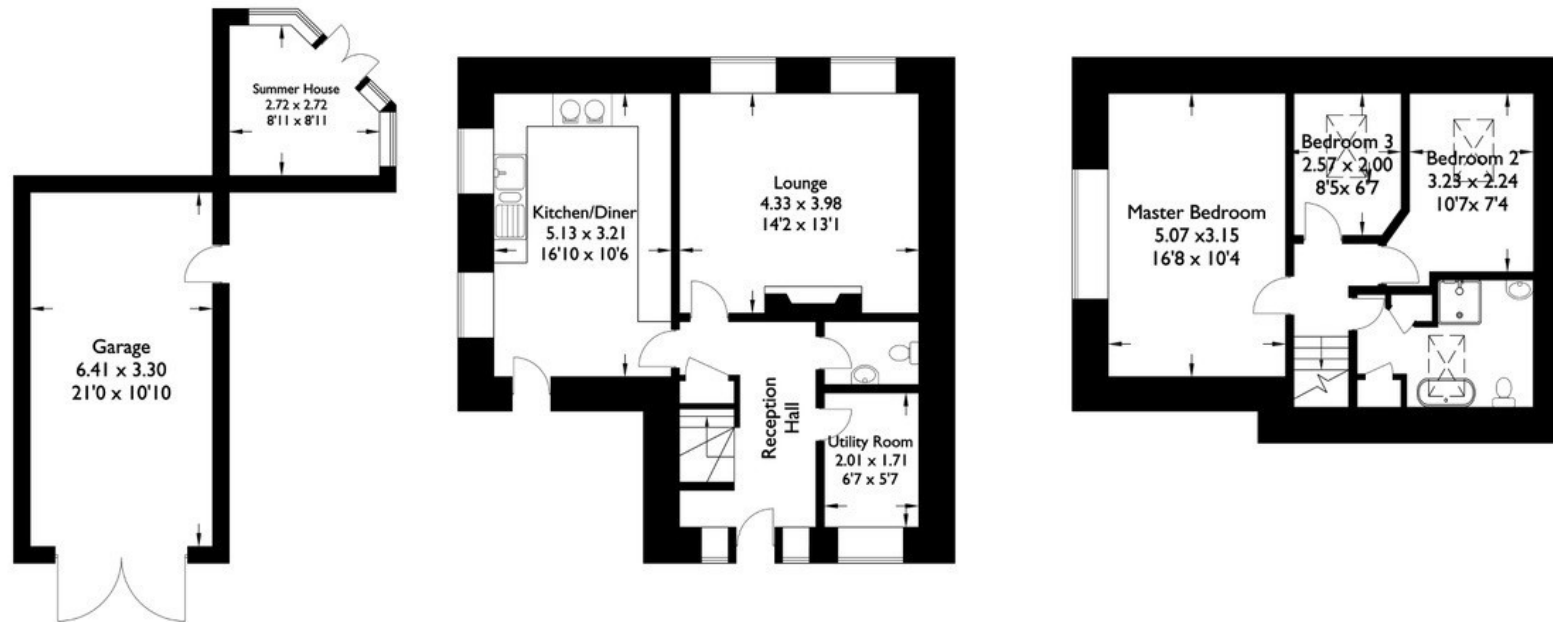
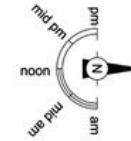
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Approximate Gross Internal Area : 93.05 sq m / 1001.58 sq ft

Garage/Summer House : 27.29 sq m / 293.74 sq ft

Total : 120.34 sq m / 1295.32 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 approximated and no responsibility is taken for any error.

An aerial photograph of a large, vibrant green field. A wire fence runs along the right and bottom edges of the field. In the background, there are several trees, some bare and some with green leaves, and a house. The sky is blue with scattered white clouds. A white text box is overlaid on the image.

Land
Additional land - two paddocks
available by separate
negotiation





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