



1 What Close Barn

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

MSW HEWETSONS



1 What Close Barn

Guide Price of £550,000

Burnley Road | Gisburn
Clitheroe | Lancashire | BB7 4JJ

A four 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, lawn gardens, a double detached garage and ample parking.

Accommodation

Ground Floor

Entrance Hall

Timber panelled door with glazed side window, double panel radiator, ceramic tiled floor, spotlighting to ceiling.

Boiler Room

Wall-mounted "Worcester" gas boiler providing central heating and domestic hot water, wall-mounted timber cabinets, ceramic tiled floor.

Sitting Room

Superb open light lounge with feature timber French door with side windows.

Two double panel radiators, three "Velux" skylight, feature ceiling cross beams. Double timber panel doors leading to:

Inner Hallway

Stone flag steps, double panel radiator.

Cloaks

Pedestal wash hand basin, WC, single panel radiator, radiator/towel rail ceramic tiled floor, extractor fan.

Living Room

Timber door to front elevation, timber window, double panel radiator, timber beamed ceiling, spotlighting to ceiling, cast iron stove set on raised stone hearth with stone mantle.

Breakfast Kitchen

Range of fitted quality kitchen furniture including base and wall units with complementary matching work surfaces. Belfast sink, built-in "Lamona" electric oven with ceramic hob extractor hood. Built-in freezer, built-in fridge, ceramic tiled floor, double panel radiator, timber door and side window.

Particulars of sale

First Floor Staircase

Traditional return staircase with timber handle rail.

Landing

Open landing with single panel radiator and airing cupboard.

Bedroom One

Twin timber windows to front elevation, single panel radiator, beamed ceiling.

Ensuite Shower Room

Containing three-piece suite comprising a fully tiled shower cubicle, WC, bracket wash hand basin, ceramic tiled floor, chrome radiator/towel rail, spotlighting to ceiling, and extractor fan.

Bedroom Two

Timber window to rear elevation. Single panel radiator, timber beam ceiling, spotlighting.

Ensuite Shower Room

Containing three-piece suite comprising a fully tiled shower

cubicle, bracket wash hand basin. "Velux" skylight, chromed radiator/towel rail. Access to eaves storage with a pressurised hot water system.

House Bathroom

Containing four four-piece suite comprising a panel bath with chrome mixer tap, a fully tiled shower cubicle, bracket wash hand basin, WC, chrome radiator/towel rail. "Velux" skylight, spotlighting and extractor fan.

Second Floor Staircase

Return staircase with timber handrail, wall spotlighting.

Bedroom Three

Timber window to gable elevation, "Velux" skylight, access to eaves storage, single panel radiator, fitted wall shelving.

Bedroom Four

"Velux" skylight, fitted shelving, timber window to gable elevation,

access to eaves storage, double panelled radiator.

External Front Garden

Lawned front garden with stone wall hedge and fencing.

Parking

Enclosed rear courtyard with stone-flagged patio, tarmac parking area, gravel parking area, dual access.

Garage

Double detached garage with electrically operated up and over door light and power installed.

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.

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.

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

I What Close Barn

Approximate Gross Internal Area : 182.91 sq m / 1968.82 sq ft

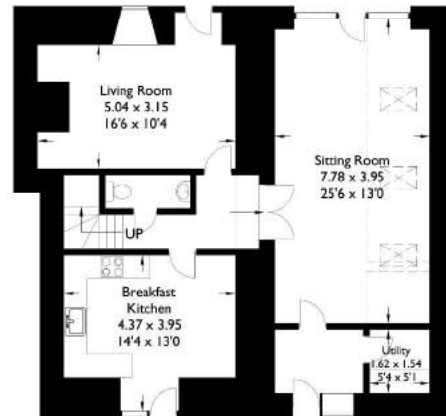
Garage : 38.57 sq m / 415.16 sq ft

Total : 221.48 sq m / 2383.99 sq ft

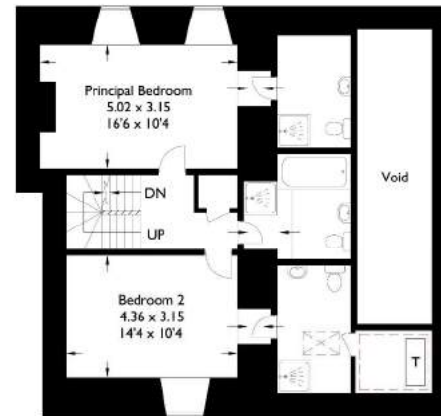
----- Restricted Head Height



Garage



Ground Floor



First Floor



Second Floor

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.







MSW HEWETSONS

01200 42 41 42 mswhewetsons.co.uk