



The Old Tannery

6 Shawbridge Street | Clitheroe | Lancashire | BB7 1LY

MSW HEWETSONS



The Old Tannery

Guide Price of £675,000

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A Grade II listed, four-story mews house offering spacious living accommodation. Originally a tannery, this charming property with original features including fireplaces and trussed ceiling, is situated in the heart of this historic market town and benefits from private parking along with a rear courtyard garden.

Timber double glazing and central heating throughout.

Accommodation

Ground Floor

Sitting Room

Traditional timber entrance panelled door, window to front elevation.

Traditional fireplace with log burning stove. Display shelving niches and cupboards to either side of chimney breast. Two radiators, timber beamed ceiling, exposed stonework, radiator, spotlighting to ceiling. Tiled flooring.

Study

Large, glazed window to front

elevation. Fitted shelving and work desktop, cloaks hanging, tiled flooring, window to rear elevation, fitted spotlighting.

Dining Kitchen

Blue enamelled gas AGA, fitted base units with timber block work surfaces, built in timber block breakfast bar, fitted shelving. Island with built in 'Siemens' five ring gas hob, electric operated extractor fan, oak blocked work surface, twin built in 'Siemens' microwave oven and electric grill, fitted cupboards & shelving, alcove, single drainer sink unit with mixer tap, built in base units with oak block work surfaces and matching shelving, built in 'Fisher &

Paykel' fridge freezer, window, radiator, slate floor, spotlights to ceiling.

Pantry

Sliding door leading to understairs pantry with fitted shelving.

Utility Room

Tiled flooring, single drainer sink unit with mixer tap, built in base and wall units, complimentary oak block work surface and slate splash backs, radiator, floor mounted 'Worcester' boiler providing central heating and hot water, WC, slate floors, window to rear elevation, fitted spotlighting, radiator.

Particulars of sale

First Floor

Staircase

Traditional return staircase with timber handrail.

Landing

Dressing Room/Office

Window, radiator, spotlighting to ceiling.

Main Bedroom

Twin timber windows to front elevation, feature timber panelled half walls, original fireplace with living gas coal effect dog basket fire with tiled back and hearth, radiator, spot lighting to ceiling.

Bathroom

Containing three-piece suite comprising large free standing boat bath, chrome hand shower and tap, wc, pedestal wash hand basin. Chrome radiator towel rail, tiled walls and floors, spotlighting to ceiling. Windows to gable and rear elevation.

Second Floor

Staircase

Return staircase with timber handrail.

Landing

Open landing area with spotlighting to ceiling, window to gable elevation, walk in linen cupboard.

Bedroom Two

Windows to front elevation, feature timber panelling and fitted wardrobes, radiator, spotlighting to ceiling.

Bathroom Two

Large free standing boat bath, chrome hand shower and tap, walk-in shower with 'Matki' fittings, wc, twin 'Duravit' wash hand basin with chrome taps set in vanity stand, part slate tiled walls, chrome radiator towel rail, tiled floor, twin windows to rear elevation, ceiling spotlighting.

Third Floor

Sitting Room

A superb open room occupying the entire third floor, with original timber

trussed ceiling, feature wall mounted low flame gas fire, recessed tv and sound system, feature stone wall with timber shelving, wall spotlights, work desk station area with spotlights to ceiling, twin windows to front and rear elevations, two radiators. Feature cast iron staircase leading to mezzanine used for occasional bedroom/storage area.

External

Courtyard Garden

To the rear of the property is a courtyard garden with timber storage shed and raised timber decking and surround fencing, gate leading to side parking area.

Services

All mains services.

Tenure

Freehold.

Council Tax

Band D payable to Ribble Valley Borough Council.

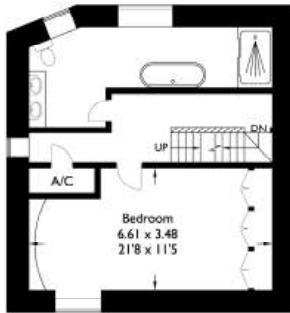
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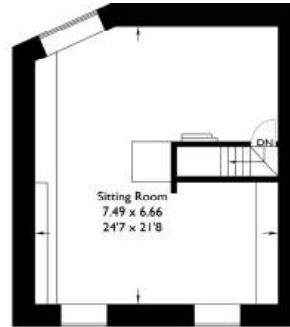
Approximate Gross Internal Area : 196.85 sq m / 2118.87 sq ft

Outbuilding : 11.69 sq m / 125.83 sq ft

Total : 208.54 sq m / 2244.70 sq ft



Second Floor



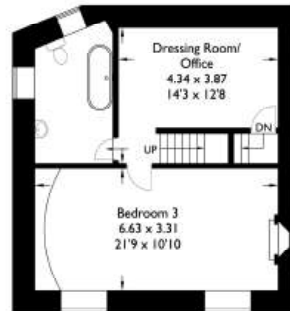
Third Floor



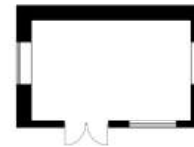
Mezzanine



Ground Floor



First Floor



Outbuilding

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.







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