



Chadwicks Barn

Settle Road | Bolton By Bowland | Clitheroe | BB7 4NP

MSW HEWETSONS



Chadwicks Barn

Guide Price of £1,075,000

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An original Grade II listed stock barn converted to form an exceptional family home set in a quiet rural position with beautiful long-distance views to the open countryside.

The original barn timber trusses have been skilfully incorporated within the architecture of the property, with high-quality fittings and decor.

The property has a private driveway, garden areas to front and side, superb outdoor barbecue and summer dining facility.

Construction

The property is an original Grade II listed stock barn conversion constructed of stonework with pitched slate roof supported on timber.

Accommodation Comprising

External Entrance Porch

Stone flagged floor, timber boarded ceiling, original stone arch entrance with double glazed door and side windows.

Reception Dining Hallway

Handmade terracotta tiled flooring, solid stone staircase with dressed stone steps leading to mezzanine with wrought iron and timber balustrade. Two wall mounted high stand radiators, double glazed timber window to front elevation. Hand crafted solid oak panelled doorway leading to front garden areas.

Cloak Room

Handmade terracotta tiled flooring, bowl wash hand basin on plinth with storage cupboards beneath, chromed free standing mixer tap, chromed radiator towel rail, high level w.c, extractor fan, ceiling spotlighting.

Lounge

Superb open lounge with a featured hand built stone fireplace with log burning stove set on raised stone hearth, the fireplace also elevates to the glazed gallery which can be admired from bedroom two. The lounge has exceptional architecture incorporating the original timber truss's. Double glazed timber windows to front and rear elevations also to either side of chimney breast, two traditional style high stand radiators.

Wine Room

Traditional oak boarded flooring, full wall timber wine storage which offsets the red brick feature wall. Timber panelled ceiling,

double glazed timber window with panelled shutters to front elevation, high stand radiator, feature wrought iron double door.

Living Kitchen

Superb open living kitchen with hand made fitted furniture by 'Dalesmade' of Settle including fitted base and wall units with complimentary granite work surfaces and tiled splash backs. Stainless steel 'Belfast' sink with chromed mixer tap and washer over. Built in 'Smeg' cooker with six ring hob, electric grill and oven with side warming cabinet. Six seated breakfast bar with decorative lighting. Centre island unit with an oak work surface. Stone flagged flooring, timber beamed ceiling, spotlighting to ceiling.

Kitchen Seating Area

Open seating area with large double glazed French doors and windows to rear elevation. Traditional oak boarded flooring, timber beamed ceiling, radiator.

Particulars of sale

First Floor

Staircase One

Leading off reception hallway.

Master Bedroom

Split level with open timber balustrade, incorporating original 'A' frame timber truss roof beams, two double panel central heating radiator, double glazed timber window to front elevation, 'Velux' skylight to rear elevation

En Suite Shower Room

Containing walk in shower with hand fitment, low level w.c with marble top, twin wash hand basins on granite vanity unit with cupboards beneath and chromed mixer taps. Decorative ceramic tiled feature tiling, 'Velux' skylight, chromed radiator towel rail, oak panelled concertina door, underfloor electric heating.

Staircase Two

Double staircase leading to first floor bedrooms two and three.

Bedroom Two

Original timber truss roof beams, glazed viewing gallery to appreciate lounge features, double glazed timber window to front elevation, built in wardrobes, double panel central heating radiator.

En Suite Shower Room

Walk in shower with body and hand shower fitments, bracket wash hand basin with cupboards beneath and chromed mixer tap,

low level w.c, original timber truss beamed ceiling, spotlighting to ceiling, slate style wall tiling, double glazed timber window to rear elevation, underfloor electric heating.

Bedroom Three

'Velux' skylight, twin fitted wardrobes, double panel central heating radiator.

En Suite Bathroom

Containing roll top legged bath with chromed antique style mixer tap and hand shower, pedestal wash hand basin, low level w.c, ceramic tiled walls and floors, spotlighting to ceiling, extractor fan, underfloor electric heating.

Staircase Three

Accessed from kitchen seating area.

Bedroom Four

Original timber truss beamed ceiling, double panel central heating radiator, double glazed timber window to gable elevation.

En Suite Shower Room

Containing large shower cubicle with chromed fitments, feature box window to gable elevation, low level w.c, pedestal wash hand basin, ceramic tiled walls and flooring, illuminated fitted mirror, spotlighting to ceiling, chromed radiator towel rail, glazed window to inner landing.

Utility/Boiler Room

Accessed via external porch, stone flagged flooring, stainless steel sink unit with mixer

tap, fitted base units. 'Ideal' wall mounted gas boiler providing central heating and domestic hot water. Large capacity pressurised hot water system, double panel central heating radiator, double glazed timber windows to rear and gable elevation.

External

Entrance

The property is approached from the main highway via a stoned entrance with electrically operated wrought iron double gates, private driveway leading to courtyard turning area. Large circular driveway with centre stone bedding feature.

Front Gardens

To the front of the property is an ornamental lawned garden with feature patios and pebbled planting areas.

Land

To the front of the property is an open garden and land with feature pond with stone bridge and double timber stables.

Rear Gardens

To the rear of the property is additional parking and driveway area with raised lawn and stone flagged summerhouse and barbeque area. Covered timber and slate bar and barbeque with separate seating, covered patio with timber glazed balustrade for uninterrupted countryside views.

Double Car Port

To the rear of the summer barbeque area is an open timber and glazed double car port with adjacent storage building and additional timber outbuilding.

Services

Mains electricity, mains water, underground calor gas, the property has a 'Klargester' sewerage plant system which sits within the curtilage of the property with soak away across the fields with full easement permissions.

Planning

The property is a Grade II listed stock barn conversion, all relevant certifications and planning permissions have been obtained.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

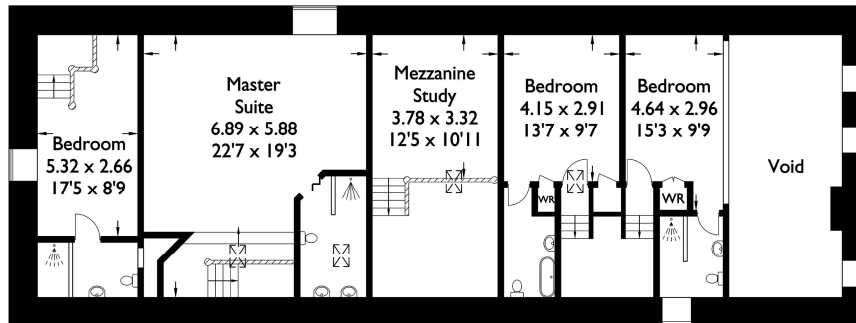
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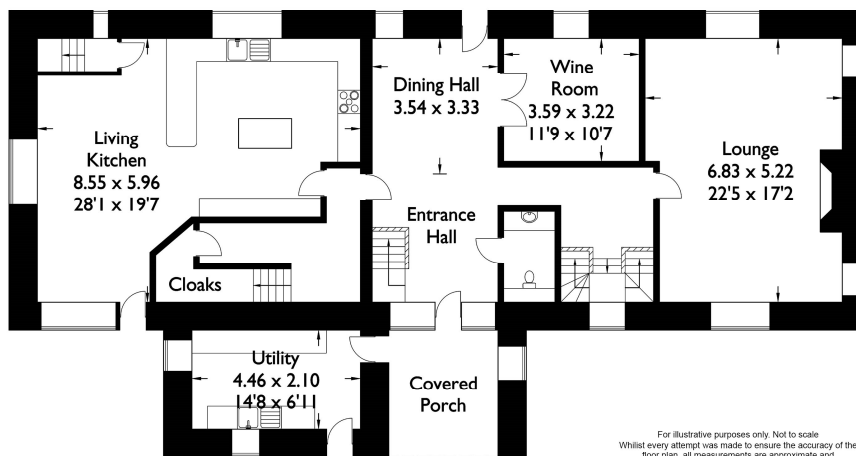
Approximate Gross Internal Area : 274.02 sq m / 2949.52 sq ft

Outbuildings : 121.46 sq m / 1307.38 sq ft

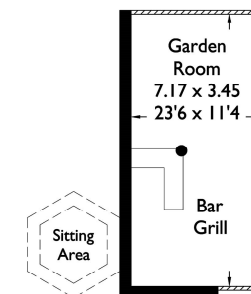
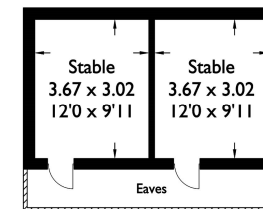
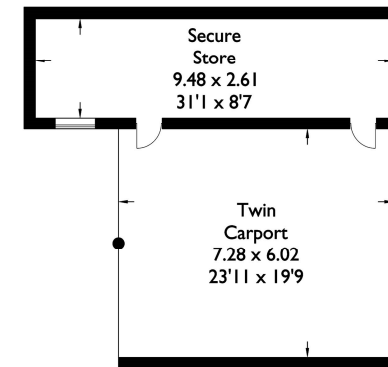
Total : 395.48 sq m / 4256.91 sq ft



First Floor



Ground Floor



Outbuildings

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.







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