



# Higher Greaves Barn

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

MSW HEWETSONS



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Guide Price of £595,000

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An attached barn conversion situated in a rural position with attractive open views. Extended to lower ground floor accommodation with extensive parking, garage. Front patio garden, large lawn side garden and wooded coppice with ornamental pond. High quality fitments 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

#### Dining Kitchen

Range of high-quality fitted kitchen furniture including base and wall units with complimentary black marble work surfaces and ceramic tile splashbacks. Stainless steel one-and-a-half bowl Belfast sink with mixer tap. Blue enamel finished electric "Rayburn" set in a recessed

alcove with decorative tiled back and timber mantle. Fitted two-ring ceramic "Smeg" hob and microwave oven. Timber-boarded flooring, high stand radiator. Twin double-glazed timber window to rear elevation.

#### Utility Room

Timber-boarded flooring, double-glazed timber window, fitted storage cupboards.

#### Snug

Cast-iron "Clearview" multifuel stove, double-glazed window to front elevation with timber trusses. Timber-boarded flooring.

## Cinema Room

Feature timber truss and pinned roof trusses. Double-glazed oak door with double-glazed side panels. Feature full wall oak double-glazed picture window with timber arched trusses. Two high-stand radiators, glass balustrade leading to the first-floor accommodation. Spotighting to ceiling, twin "Velux" double-glazed ceiling windows.

## First Floor

### Staircase

Traditional timber staircase with glazed balustrade.

# Particulars of sale

## Landing

Open landing with double-glazed "Velux" skylight. Airing cupboard containing pressurised hot water cylinder.

## Bedroom One

Double-glazed timber window to gable elevation, built-in wardrobes, high stand radiator.

## Bedroom Two

Twin double-glazed "Velux" skylights, high stand radiator.

## House Bathroom

Containing four-piece suite comprising; roll top cast-iron ball and claw traditional bath, pedestal wash hand basin, WC, fitted shower, double-glazed window to front elevation.

## Lower Ground Floor

## Bedroom Three

Double-glazed skylight, sliding glass fronted wardrobes, high stand radiator.

## Bedroom Four

Double-glazed skylight, sliding glass fronted wardrobes, high stand radiator.

## Shower Room

Containing three piece suite comprising bracket wash and basin, WC and shower cubicle, ceramic tiled walls and floors.

## Laundry Room

Fitted base and wall units, plumbed for washing machine, stainless steel sink unit.

## External

## Driveway

The property is approached from the public highway via a timber five bar gate and side gate, parking for several vehicles.

## Patio Gardens

Attractive patio gardens to the front of the property with flagging and timber boarding.

## Garaging

Single stone garage.

## Covered Storage

Open covered storage.

## Side Garden and Coppice

Extensive lawn side garden with ornamental pond and established wooded coppice.

## 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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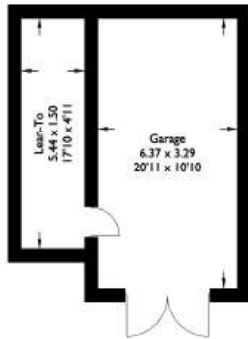
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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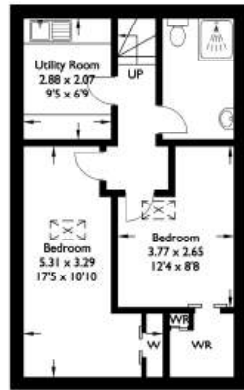
Approximate Gross Internal Area : 166.80 sq m / 1795.42 sq ft

Garage : 30.74 sq m / 330.88 sq ft

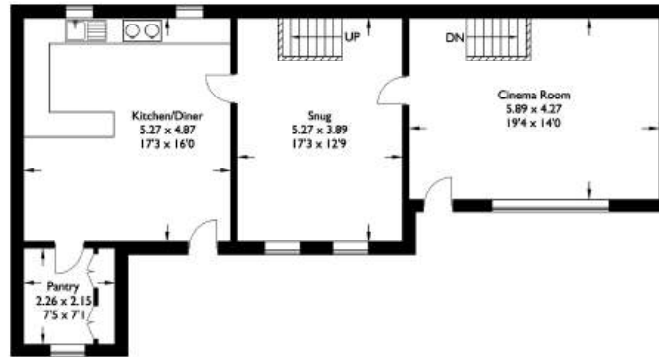
Total : 197.54 sq m / 2126.30 sq ft



Garage



Lower Ground Floor



Ground Floor



First 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.





