

ANY  
Part Exchange  
WELCOME



# Bowland View

GISBURN, CLITHEROE, BB7 4PR

Signature  
COLLECTION BY | **onestop**  
property solutions









## Bowland View - Plot 3

GISBURN, CLITHEROE, BB7 4PR

**\*NEW\* \*\*ANY PART EXCHANGE WELCOME\*\* \*\*\* LAST TWO PLOTS REMAINING\*\*\*** Introducing a truly stunning 4 double bedroom property, set in over half an acre, situated in the quiet village of Gisburn and offers spectacular open views across the countryside whilst being in easy reach of local amenities (located off the A59). Bowland View is the latest development by Westbridge who are renowned locally as long standing luxury house developers. This exclusive property can be found at the end of a private wrought iron gated driveway and briefly comprises: entrance porch leading to an inner hallway with W.C. The ground floor benefits from an open plan living dining and kitchen area which runs the depth of the property along with a separate utility room and pantry. The first floor opens to a central landing area where there are four good sized double bedrooms including a large master suite with walk in dressing room and en suite bathroom. The three remaining bedrooms are all double bedrooms and each have access to an en suite bathroom. Large gardens can be found surrounding the property with stone patios and a detached double stone garage. For anyone wanting to combine rural life with the ease of access found via the motorway links this is the perfect location for you. A non refundable reservation fee of £20,000 is payable prior to solicitors being instructed. Further details available upon request. Viewing in person is highly recommended to appreciate the beautiful home and surrounding views.



### The Current Owners Love:

- The property has expansive views of the beautiful open countryside
- There is a private, gated access to the property which sees the sun dusk till dawn
- The large, all in one kitchen, dining and family room which has access to the patio and garden

### We Have Noticed:

- Luxury property set in over half an acre
- Choose your own bathroom and kitchen
- Exceptional private location with idyllic views



**Bowland View – Plot 3**  
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**Key Features:**

- Large private plot (over half an acre)
- Beautiful garden room
- All the double bedrooms have access to an en-suite
- Finished to a high specification
- Any part exchange welcome
- Location, location, location!

**Tenure:** Freehold

**Council Tax Band:** G (to be confirmed by local authority).

**Possession:** Vacant possession upon completion.

**Viewing:** Strictly by appointment only through One Stop Property Solutions.







## Property Summary

### Ground Floor

Entrance Porch

Hallway

WC

Utility Room 10' 0" x 6' 9" (3.05m x 2.06m)

Pantry

Kitchen/Dining Room 23' 3" x 15' 9" (7.08m x 4.80m)

Family Room 17' 3" x 15' 9" (5.25m x 4.80m)

Living Room 26' 0" x 13' 0" (7.92m x 3.96m)

Garden Room 20' 6" x 10' 3" (6.24m x 3.12m)

### First Floor

Master Bedroom 14' 9" x 13' 0" (4.49m x 3.96m)

Dressing Room 11' 3" x 10' 0" (3.43m x 3.05m)

Shower Room

En-suite

Bedroom 1 15' 9" x 11' 6" (4.80m x 3.50m)

En-suite

Bedroom 2 15' 9" x 11' 6" (4.80m x 3.50m)

Bedroom 3 13' 0" x 10' 9" (3.96m x 3.27m)

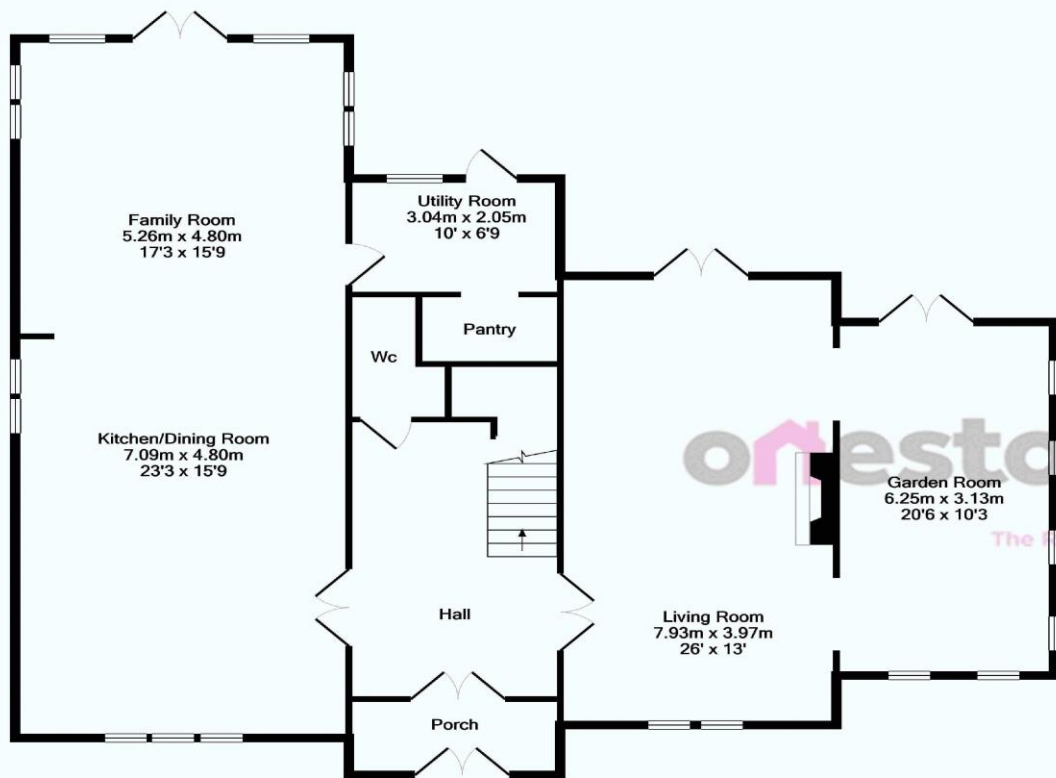


\*Awaiting EPC

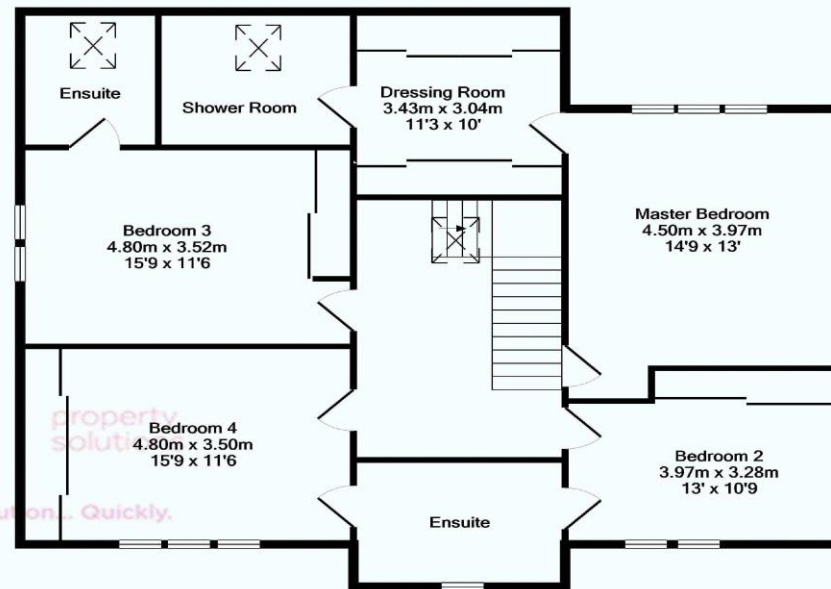




**Did you Know?** That you can Part Exchange your current home for this property... hassle free.



Ground Floor  
Approx. Floor  
Area 142.5 Sq.M.  
(1533 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 106.7 Sq.M.  
(1148 Sq.Ft.)

Total Approx. Floor Area 249.1 Sq.M. (2682 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Head Office: Oak House, 2 Gatley Road, Cheadle, Cheshire SK8 1PY

T: 03300 777 123 (24/7 - mobile friendly & local rate)

E: hello@onestoppropertiesolutions.com

www.onestoppropertiesolutions.com

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