Keenans









Main Street, Gisburn, BB7 4HD

£439,950

A RARE PIECE OF HISTORY IN THE HEART OF GISBURN

Being welcomed to the market is this truly exceptional Grade II listed cottage, dating back to the 17th century and occupying an enviable position within the picturesque and highly sought-after village of Gisburn. Rich in history, character and charm, this remarkable home offers a rare opportunity to acquire a property where centuries of heritage blend seamlessly with comfortable modern living.

Set within the heart of village life, the property enjoys an enviable selection of local amenities, including traditional pubs, village shops and inviting coffee shops, whilst excellent network links provide convenient access towards both Skipton and Clitheroe.

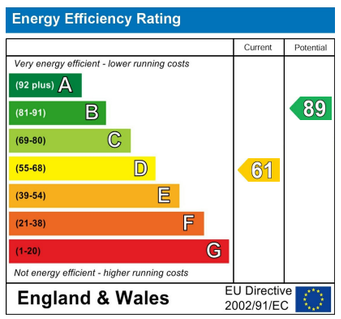
Internally, the property flows beautifully, retaining an abundance of stunning original features which sit effortlessly alongside neutral decoration and a timeless sense of style. Offering five generously proportioned bedrooms, two elegant and versatile living areas and an impressive loft space, there is an exceptional degree of flexibility throughout.

The fifth bedroom is located within the loft, alongside a shower room and dedicated office space, creating an ideal self-contained-feeling area for teenagers, older children, guests, working from home or even a creative studio.

Externally, the property is equally impressive, boasting a beautiful private garden providing a tranquil setting in which to relax and entertain. Gated off-road parking provides ample space for multiple vehicles, complemented by a detached double garage offering excellent additional storage or workshop potential.

Combining remarkable period architecture, original character and an enviable village setting, this is a truly special home that offers both heritage and versatility. Properties of this calibre and history rarely become available and this outstanding cottage is not to be missed.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Exceptional Grade II Listed Cottage
- Two Elegant Living Areas
- Gated Off Road Parking For One Vehicle And Double Garage (Also Carparking Space On Courtyard)
- Tenure - Freehold
- Dating Back To The 17th Century
- Abundance Of Original Features
- EPC Rating - D
- Five Generously Sized Bedrooms
- Beautiful Private Garden
- Council Tax Band - G

Ground Floor

Entrance

Hardwood door to the porch.

Porch

6'7 x 3'3 (2.01m x 0.99m)

Hardwood single glazed windows, feature wall light, vaulted ceiling with exposed beams, tiled flooring, hardwood single glazed door to the lounge.

Lounge

16'3 x 14'10 (4.95m x 4.52m)

Hardwood triple glazed window, aluminium triple glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with stone hearth and surround, smoke alarm, feature wall light, solid wood doors to the reception room and kitchen diner, staircase to the first floor.

Reception Room

16 x 15'1 (4.88m x 4.60m)

Aluminium triple glazed windows, central heating radiator, exposed beams, cast iron multi fuel burner with original cast iron plate and exposed stone hearth and surround, television point, solid wood door t lo the kitchen diner.

Kitchen Diner

30'9 x 8'6 (9.37m x 2.59m)

Three hardwood double glazed windows, central heating radiator, a range of panelled wall and base units, wood effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, a four door Rangemaster range cooker with a five ring induction hob and integrated extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher, space for a single fridge and freezer, exposed beams, integrated alcove storage, stone fireplace, under staircase storage cupboard with trap door to the cellar, tiled flooring, hardwood single glazed stable door to the rear.

Lower Ground Floor

Cellar

16'2 x 14'10 (4.88m'0.61m x 4.27m'3.05m)

Power, lighting and boiler.

First Floor

18'5 x 3'2 (5.61m x 0.97m)

Central heating radiator, exposed beams, hardwood doors to four bedrooms, bathroom and staircase to the second floor.

Bedroom One

15 x 14'1 (4.57m x 4.29m)

Aluminium triple glazed windows, central heating radiator, exposed beams, inset storage cupboard.

Bedroom Two

12'6 x 11'11 (3.81m x 3.63m)

Hardwood triple glazed windows, central heating radiator, exposed beams, over and under staircase storage cupboards.

Bedroom Three

11'9 x 8'6 (3.58m x 2.59m)

Hardwood double glazed window, central heating radiator, exposed beams.

Bedroom Four

11'9 x 8 (3.58m x 2.44m)

Hardwood double glazed window, central heating radiator, exposed beams.

Bathroom

9'7 x 8'10 (2.92m x 2.69m)

Second Floor

Landing

12'5 x 10'2 (3.78m x 3.10m)

Velux window, exposed beams, over head storage, eaves storage, hardwood door to the shower room and doorway to the office/lounge area.

Shower Room

10'2 x 9'11 (3.10m x 3.02m)

Velux window, central heating radiator, a three piece suite comprising of a low basin WC, wall mounted wash basin with traditional taps, electric feed shower enclosure, tiled elevations, exposed beams.

Office/Lounge Area

19'11 x 10 (6.07m x 3.05m)

Velux window, central heating radiator, exposed beams, eaves storage, hardwood door to bedroom five.

Bedroom Five

19'11 x 10'3 (6.07m x 3.12m)

Two Velux windows, central heating radiator, integrated shelving and storage, eave storage.

External

Rear

Tiered garden with laid to lawn, paving, bedding, vegetable patches, decking, water feature, apple tree, greenhouse, storage, gated stone chip driveway for multiple vehicles and access to the double garage.

Double garage

18'4 x 16'7 (5.59m x 5.05m)

Power, lighting, storage, two hardwood double doors.

Front

Courtyard.

















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