HUNTERS®

HERE TO GET *you* THERE



Dower House Cottage

Gisburn, Clitheroe, BB7 4HT

£1,250 Per Month

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- Mews-style conversion
- Water and council tax included payable direct to the landlord at £150 per month
- Large master bedroom with free-standing bath
- Further double bedroom and single bedroom
- Large garden space and double parking bay
- Dining area and living area
- Fine views
- Peaceful location yet great transport links

Tel: 01756700544

Park Road

Gisburn, Clitheroe, BB7 4HT

£1,250 Per Month







Nestled on Park Road in the charming village of Gisburn, in The Ribble Valley, this exquisite mews-style cottage has been thoughtfully converted from a former outbuilding, showcasing a blend of modern comfort and rustic charm. With three well-appointed bedrooms and a stylish bathroom, this property is perfect for those seeking a tranquil retreat with delightful views across Gisburn Park. Water and broadband charges included in the rent!

Clitheroe train station with connections to Manchester is just 7.5 miles away a bus service runs between Clitheroe and Skipton around 11 times per day.

As you enter, you are welcomed into a spacious living and dining area, adorned with elegant herringbone flooring that creates a warm and inviting atmosphere. The layout is cleverly designed, with the staircase dividing the space into a dining area and a cosy sitting area, complete with sockets and outlets for your entertainment needs. The ground floor benefits from underfloor heating, ensuring a comfortable environment throughout the seasons.

The newly fitted kitchen boasts a range of shaker-style units in a sophisticated grey finish, complemented by glass-fronted display cupboards. It is equipped with ample storage, including space for a washing machine, tumble dryer and fridge freezer, as well as a bottle-fed gas-hob and electric fan oven for your culinary adventures.

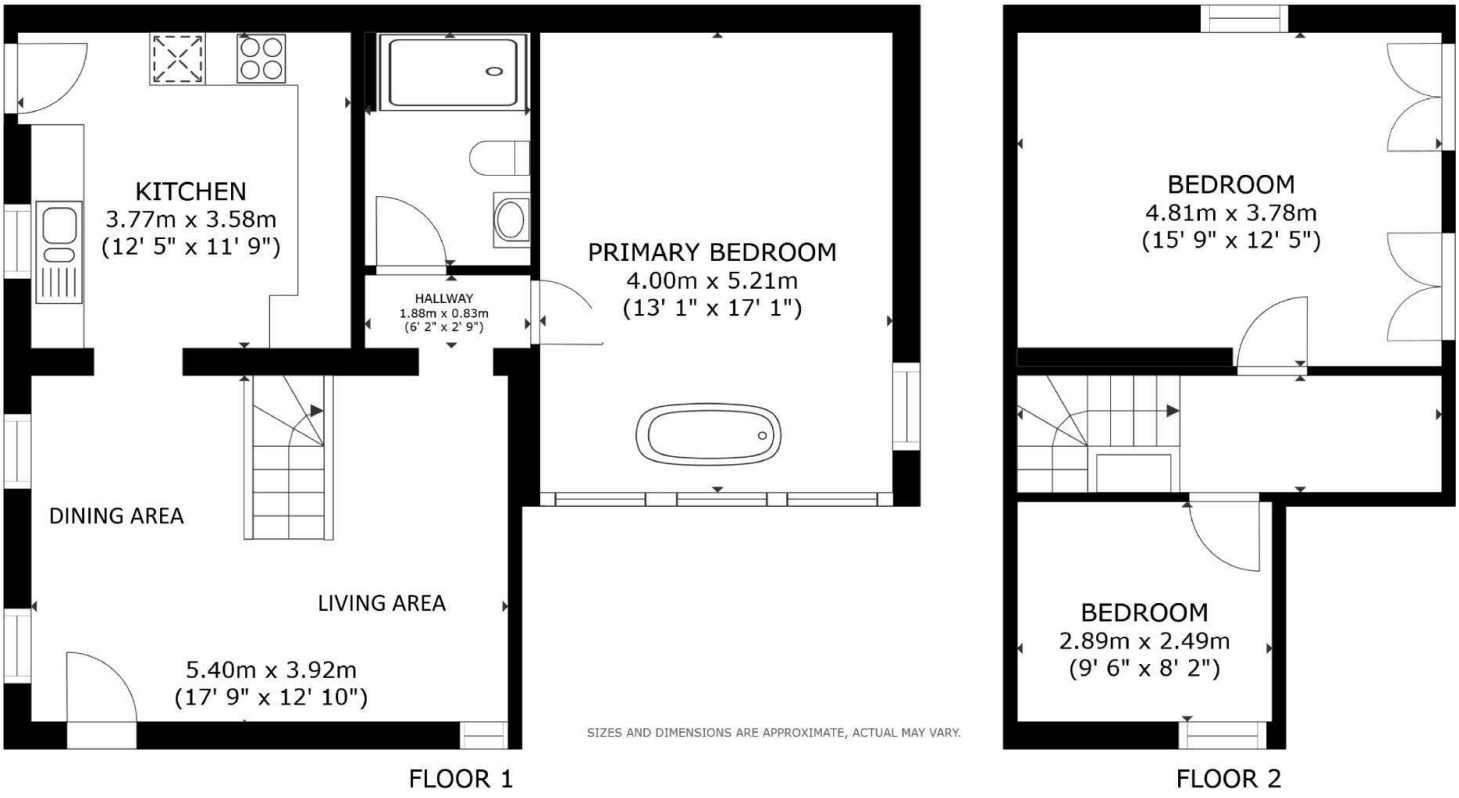
Adjacent to the living room, an inner hall leads to a boutique-style shower room, featuring a large walk-in shower with a luxurious drench showerhead, a dual flush WC, and a stylish vanity wash basin with a mirror-fronted cupboard above.

The master bedroom is a true highlight, featuring a freestanding bath positioned by a panoramic window that overlooks the picturesque parkland and gardens. This spacious double bedroom continues the theme of herringbone flooring and underfloor heating, providing a serene sanctuary.

The return staircase leads to a landing area, where you will find two additional bedrooms (one double, one single), both with reduced height offering unique character and charm, and the larger having eaves storage

Outside, the property is surrounded by an extensive lawn garden adorned with attractive trees and shrubs, providing a peaceful outlook. Additionally, there is parking for 2 vehicles directly to the side of the property.

Floorplan


KITCHEN
3.77m x 3.58m
(12' 5" x 11' 9")
HALLWAY
1.88m x 0.83m
(6' 2" x 2' 9")
PRIMARY BEDROOM
4.00m x 5.21m
(13' 1" x 17' 1")
DINING AREA
LIVING AREA
5.40m x 3.92m
(17' 9" x 12' 10")
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
FLOOR 1
BEDROOM
4.81m x 3.78m
(15' 9" x 12' 5")
BEDROOM
2.89m x 2.49m
(9' 6" x 8' 2")
FLOOR 2











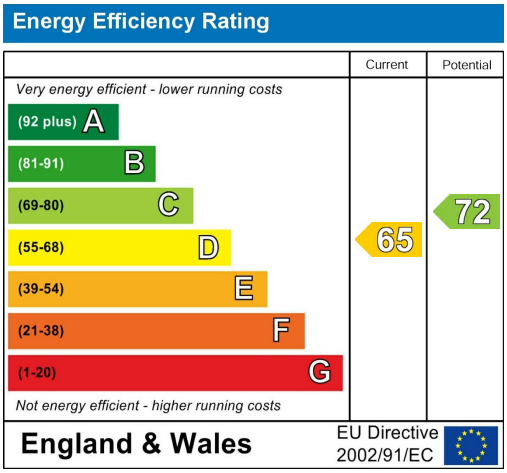


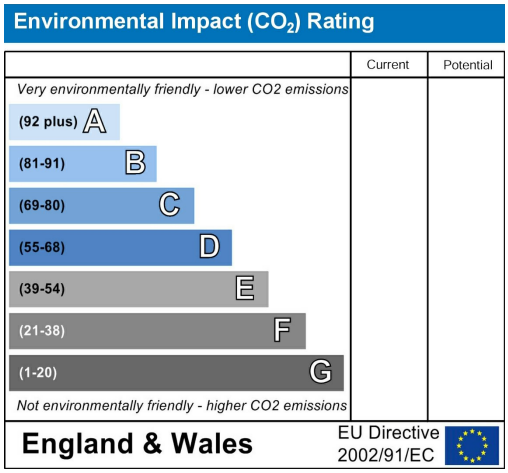







Energy Efficiency Graph





Viewing

Please contact our Hunters Skipton Lettings Office on 01756700544 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman