

O.I.E.O. £730,000



Armitstead
Barnett

Sawley, Clitheroe, Lancashire, BB7 4NB





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Offers in excess of £730,000

- Spacious family living with 3 reception rooms & 4 bedrooms
- Superb contemporary Kitchen and bathrooms
- Ample parking for 6+ cars with double garage
- Attractive grounds with river views
- Excellent proximity to Northwest and Yorkshire business centres.
- Within catchment for Clitheroe schools
- Freehold Tenure
- EPC - C
- Council Tax Band - G





Set back from the road and accessed via a large driveway offering parking for up to six vehicles. The property has an attractive for garden with lawns shrubs and trees . The driveway is block paved and leads to an open stone entrance porch to the front door.

The welcoming reception hall is light and airy and leads to a central hallway with staircase to the first floor. In the hallway is a ground floor W.C and a cloaks storage cupboard.

Off the Hallway to the front of the house is a beautiful contemporary breakfast kitchen with high quality Oak flooring. The kitchen is fitted with premium appliances, including a stainless-steel range style cooker with extractor over, there is a central island unit with wine fridge and sink with Quooker boiling water tap. The island has raised seating for entertaining and has a superb view on to the deck with river views via the bi fold doors. There are ample work surfaces as well as a superb larder cupboard and space for an American style fridge freezer.

At the far end of the kitchen is the utility room which is generous in size and offers direct access to the garage.





At the far end of the hallway is a separate study, providing a quiet work-from-home environment. Adjacent to the study is a superb and generous in size dining room with half panelled walls and French doors to the garden. The living room is a spacious well-lit relaxing room with central ornate stone fireplace housing a gas fire, the perfect space for relaxing and entertaining. To the rear of the living room there are sliding patio doors to a fantastic sunroom, with glazed atrium, tiled floor and a contemporary wood burning stove. The room has lovely view across the river and door to the garden.



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The first-floor landing gives access to four well-proportioned bedrooms. The master suite boasts a stylish ensuite bathroom with walk-in shower. Finished in white with contemporary fixtures and fittings, Chrome fixtures, wall hung vanity unit and low suite WC. There is a dedicated walk-in wardrobe. There is one other double bedroom that is ensuite. The recently installed main bathroom also features high-quality contemporary fittings and serves the remain two double bedrooms.



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The rear garden has been thoughtfully landscaped, featuring a and decked seating area with scenic views over the river—perfect for relaxing or entertaining. The areas are best placed for the sunshine and to take in the view. There is a lawned area and good access around the house.

Sawley lies within the Forest of Bowland's Area of Outstanding Natural Beauty and is a picture postcard village with the backdrop of Pendle Hill. In the village are the ruins of Sawley Abbey which dates back to the 12th Century. The village has a thriving pub which is a hub for local activities. Clitheroe is 4 miles away and has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities with lovely open countryside in the Ribble Valley, Yorkshire Dales and West Coast on the doorstep.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system and has a wood burner.

Parking allocated and number of spaces : 5 cars driveway.

Construction Type : Standard Construction.

Building Safety: None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : The property is not located in a conservation area or AONB.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3. No defence has been put in place.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey.

Communications :

Broadband: Superfast:: 75 Mbps available in the area.

Mobile signal: EE, Vodafone, O2 and Three available in the area.

B4RN : Is coming to the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///relies.inflct.drag](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

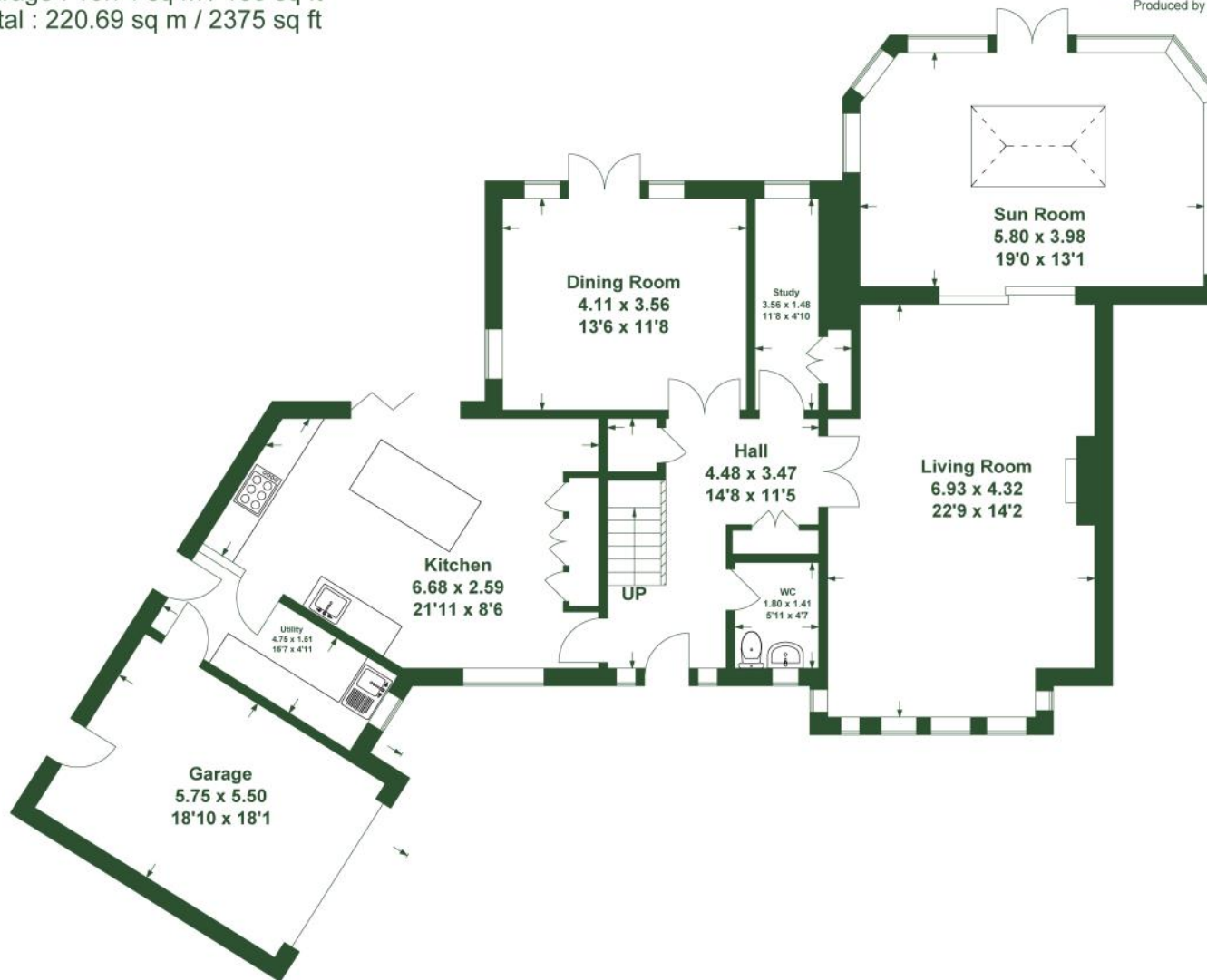
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 203.95 sq m / 2195 sq ft
 Garage : 16.74 sq m / 180 sq ft
 Total : 220.69 sq m / 2375 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 203.95 sq m / 2195 sq ft

Garage : 16.74 sq m / 180 sq ft

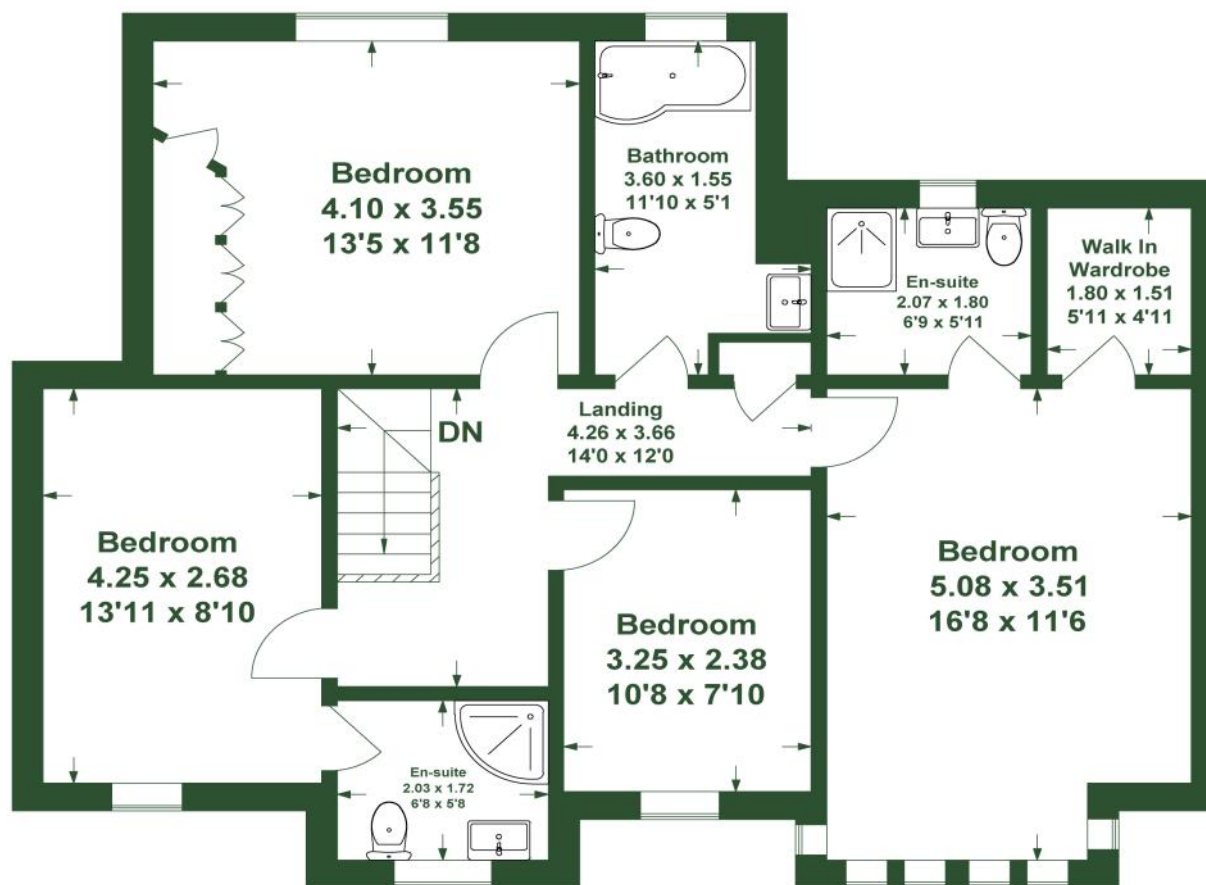
Total : 220.69 sq m / 2375 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.

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First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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