

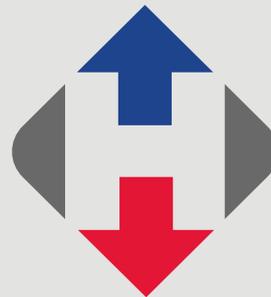
SNOWHILL HOUSE
GISBURN
BB7 4HD

£375,000



- Superb 3-storey character home
- 2 reception rooms
- Excellent dining kitchen
- Mix of single & triple glazing, CH
- Full of many original features
- 5 bedrooms, bathroom & shower room
- Large gardens, parking & garage
- 193 m2 (2,084 sq ft) approx.

Situated at the centre of the Ribble Valley village of Gisburn, Snowhill House is a truly outstanding Grade II listed character property, built circa 1640. Believed originally to have been the yeoman house for the Ribblesdale Estate and later a hostelry known as 'The Bluebell Inn,' the property boasts a host of original features which must be viewed to be fully appreciated, including beamed ceilings, exposed stone walls and mullion windows.



This five bedroom home enjoys spacious living accommodation over three floors as well as a cellar room and benefits from a large rear garden with easy vehicular access to a detached double garage.

LOCATION: Enter Gisburn from the direction of Clitheroe and follow the main road towards the village centre. Snowhill House can be found in an elevated position on the right hand side of the road. To reach the parking area, entering the village from Clitheroe, turn right into the A682 and then left into Bentlea Road. Follow the road past the village hall and then turn left after the detached house and follow this road round and to the right and through a gateway into the parking area for Snowhill House.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCHWAY: With oak door, tiled flooring, exposed beamed ceiling, stone mullion windows, single glazed internal door to:

LOUNGE: 4.9m x 4.5m (16'2" x 14'10"); with stone mullion windows and window seat, multi-fuel stove in exposed stone chimney breast and wall, television point, exposed beamed ceiling, staircase to the first floor landing.

LIVING ROOM: 4.3m x 4.6m (14' x 15'); with multi-fuel stove in feature surround, stone mullion windows, television point.

DINING KITCHEN: 9.3m x 2.6m (30' x 8'5"); range of fitted base and matching wall storage cupboards with complementary working surfaces, one and a half bowl stainless steel sink unit, plumbed and drained for automatic washing machine and dishwasher, space for Rangemaster range oven, tiled flooring, exposed beamed ceiling, additional built-in storage cupboards, external stable door to the rear of the property, understairs storage cupboard with trap door and access to the cellar.

CELLAR ROOM: 4.0m x 3.7m (13'1" x 12'2"); used as storage.

FIRST FLOOR:

LANDING: With original beamed ceiling. Enclosed staircase to the second floor.

BEDROOM ONE: 4.6m max, 3.5m min x 4.3m (15' max, 11'7" min x 14'2"); with stone mullion windows, built-in storage cupboards, exposed beamed ceiling, television point.

BEDROOM TWO: 3.8m x 3.7m (12'6" x 12'); with 2 built-in storage cupboards, stone mullion windows, exposed beamed ceiling.





BEDROOM, THREE: 3.6m x 2.6m (11'9" x 8'7"); with exposed beamed ceiling.

BEDROOM FOUR: 3.2m x 2.6m (10'5" x 8'6"); with exposed beamed ceiling.

HOUSE BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over and vanity screen, heated stainless steel towel rail, exposed beamed ceiling.

SECOND FLOOR:

LANDING: With under eaves storage space, double glazed Velux window, built-in storage cupboard.

SHOWER ROOM: With 3-piece suite comprising pedestal washbasin, low suite w.c. and shower enclosure with electric shower.

STUDY/HOBBY ROOM: 6.0m x 3.1m (19'9" x 10'); with under eaves storage, double glazed Velux window.

BEDROOM FIVE: 6.2m x 3.2m (20'2" x 10'4"); double glazed Velux window, built-in storage, under eaves storage.

OUTSIDE: To the rear of the property is a substantial garden area with flagged patio, lawn, flower bed areas and raised decked patio. Greenhouse and freezer house. The top end of the garden provides a good-sized gravelled parking/turning area leading to a double **DETACHED GARAGE** with power and lighting points.

HEATING: Oil fired central heating complemented by a mixture of sealed unit double and triple glazed units.

SERVICES: Mains water, electricity and drainage are connected.

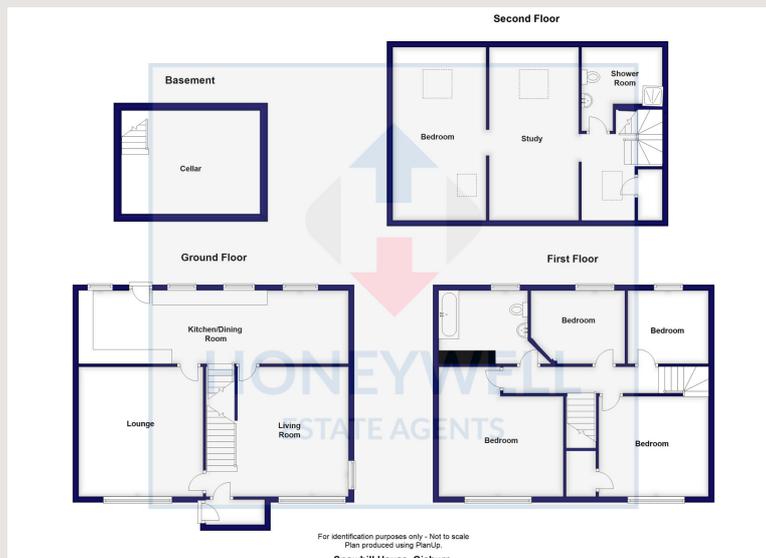
COUNCIL TAX BAND G.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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*Snowhill House, Gisburn, BB7 4HD
MJ/SMR/021117*

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