



Honeywell
SELECT

The Priory, Hellifield Road, Gisburn

A stunning grade II listed detached home
Offers around £425,000



- Situated in surrounding gardens
- Now requiring complete modernisation
- Recently-installed oil fired CH
- Central village loc but adj open fields
- Historic building with character
- 126 m² (1,352 sq ft) approx

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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THE PRIORY, HELLIFIELD ROAD, GISBURN BB7 4HQ

Situated at the centre of the historic village of Gisburn tucked away behind St Mary's Church, this superb detached home enjoys its own surrounding gardens to all sides and adjoins open fields to the rear as well as benefitting from a parking space and a garage. The Priory enjoys good access to the village amenities with the centre of the village being only a short walk away.

The property is Grade II listed with many superb character features throughout. It currently comprises two reception rooms, a kitchen and separate utility room, three good bedrooms and a bathroom. The gardens would allow for the property to be further extended but this would involve planning permission. Viewing is essential.

LOCATION: On entering Gisburn from the Clitheroe direction proceed through the centre of the village to the mini roundabout and then turn left onto Hellifield Road. From here almost immediately turn left again onto a private driveway and bear right onto the driveway for The Priory.

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

ENTRANCE PORCH: With solid external door and glazed internal door to:

KITCHEN: 4.0m x 3.8m (11'11" x 10'6"); with a base and wall level storage cupboards with complementary working surfaces, single drainer stainless steel sink unit, electric cooker point, arched windows with window seat, beamed ceiling, staircase to the first floor landing.



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INNER HALLWAY: With original external door and tiled flooring.

LIVING ROOM: 4.5m x 3.8m (14'10" x 12'6"); with arched doorway, feature arched windows with window seat, open fire in surround, wooden flooring and television point,

SITTING ROOM: 4.2m x 3.4m (13'11" x 11'3"); with stone mullioned sash windows, open fire in tiled surround.

UTILITY ROOM: 3.1m x 1.5m (10'1" x 5'); with central heating boiler, power and lighting points.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.8m (14'11" x 12'7"); with overstairs storage cupboard, two original sash windows.

BEDROOM TWO: 4.2m x 3.3m (13'10" x 10'11").

BEDROOM THREE: 3.7m x 3.1m (12' x 10'); with two original sash windows, overstairs storage cupboard, built-in storage cupboard with hot water cylinder.



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BATHROOM: With 3-piece suite comprising low level w.c., pedestal wash handbasin and a panelled bath with electric shower over

OUTSIDE: The property is situated in superb surrounding gardens, the majority of which are laid to lawn with stone pathways surrounding, flowerbeds, hedgerows and fruit trees. A driveway leads to off-road parking and a separate stonebuilt GARAGE. The property enjoys a superb outlook over St Mary's Church to the front and open fields to the rear and is situated down a private driveway to The Priory and to neighbouring properties.



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HEATING: Oil fired central heating system.

SERVICES: Mains, water, electric and drainage are connected.

COUNCIL TAX BAND E.

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

VIEWING: By appointment with our office.



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*The Priory, Hellifield Rd, Gisburn BB7 4HQ
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