

3 RIBBLESDALE COURT  
GISBURN  
BB7 4HB

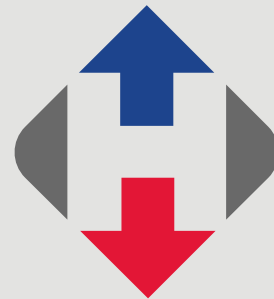
£289,950



- Grade II Listed stone conversion
- 3 or 4 bedrooms, 2 bathrooms
- Stunning large stone fireplace
- High ceilings, large rooms
- Character features inc mullion windows
- Parking for 2 cars
- Situated in historic village
- 188 m2 (2,021 sq ft) approx.

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A large 4-bedroom, 3 storey character house forming part of this historic building built around 1635 and converted from the Ribblesdale Arms in 2004. This spacious family house offers large imposing rooms with high ceilings and feature stone mullion windows. On the ground floor is a hallway, cloakroom, huge lounge with a beautiful stone fireplace housing a multi-fuel stove; to the rear is a dining kitchen with range style cooker and space for table and chairs. On the first floor is a large sitting room to the front (could be used as bedroom), 4-piece bathroom and 3<sup>rd</sup> bedroom to the rear. On the top floor is a master bedroom with an en-suite, and a lovely second bedroom with pitched ceiling, exposed beams and 2 Velux windows. Externally, there is a communal parking area with 2 allocated parking spaces, forecourt garden and block paved patio garden.



Gisburn is a popular historic village which has a church, deli, public house, primary school. Bowland High School is close by in Grindleton and there are good links to Clitheroe, Skipton and Barrowford.

**LOCATION:** Entering Gisburn on the A59 from the Clitheroe direction proceed straight on and after the left turn to Gisburne Park Hospital turn immediately left into Ribblesdale Court.

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

**ENTRANCE HALLWAY:** Half-glazed front door, window to either side, return staircase to first floor, understairs storage cupboard.

**CLOAKROOM:** 2-piece white suite comprising en-suite w.c., pedestal wash handbasin with tiled splashback.

**LOUNGE:** 5.2m x 4.9m (17'1" x 16'1"); large lounge with feature high ceiling and mullion window to front elevation, window to side elevation. Stunning original stone fireplace, surrounding hearth housing cast iron log burning stove, television point, laminate flooring.

**DINING KITCHEN:** 4.9m x 3.4m (16'1" x 11'3"); fitted range of cream wall and base units, hardwood worktop with tiled splashback. Butlers ceramic sink unit with mixer tap and draining board carved into hardwood work surface. Range style stove cooker: dual fuel with two electric ovens, electric grill and seven-ring gas hob with matching extractor canopy over. Fridge-freezer, integrated dishwasher, plumbing for washing machine. Feature stone mullion windows, recessed spotlighting, built-in storage cupboard with space for tumble dryer. Space for dining table and chairs.

**FIRST FLOOR:**

**SPACIOUS LANDING:**

**SITTING ROOM OR BEDROOM:** 5.5m x 4.8m (18'1" x 15'7"). *Currently used as second sitting room.* Feature mullion window to front with sash window, television point.







**BATHROOM:** 4-piece white suite comprising low suite w.c. pedestal wash handbasin, panel bath with shower tap fitment and corner shower enclosure with fitted Mira thermostatic shower, part-tiled walls, tiled floor and shaver point.

**BEDROOM THREE:** 2.6m x 5.0m (8'8" x 16'4"); with built-in storage cupboard and storage alcove.

#### **SECOND FLOOR:**

**LANDING:** Spacious landing with exposed beams, Velux window and storage cupboard.

**BEDROOM ONE:** 4.8m x 4.5m (15'9" x 14'9"); with feature mullion window, loft access, television point.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low suite w.c., pedestal wash handbasin and shower enclosure with fitted electric shower, part-tiled walls, tiled floor and extractor.

**BEDROOM TWO:** 5.2m x 4.6m (17'2" x 15'1") with feature pitched ceiling with exposed beams and 2 Velux windows, 2 storage alcoves.

**OUTSIDE:** The property has a communal entrance with parking area and allocated parking for 2 cars, cobbled forecourt, garden area to the front with stone boundary wall with wrought iron railings. To the side of the property is a blocked paved patio area with gravel borders, boundary fencing, outside lighting, timber storage shed.

**HEATING:** Calor Gas fired hot water central heating system complemented by sealed unit double glazing.

**SERVICES:** Mains water, electricity and drainage are connected. Ribblesdale Court is supplied by a communal LPG gas system, each property is metered separately.

**TENURE:** Freehold. Ribblesdale Court has a monthly service charge of £20 per property which covers the maintenance of communal areas and parking.

**COUNCIL TAX BAND E.**

**VIEWING:** By appointment with our office.





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