

PEN-Y-GHENT
NEWBY
RIMINGTON
BB7 4DZ

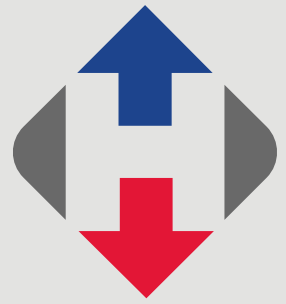
£450,000



- Large, detached character property
- Now requiring full modernisation
- Bright spacious living room
- Dining kitchen & utility room
- 5 bedrooms, 1 with en-suite
- Lawned gardens, detached garage
- Superb location with stunning views
- 172m² (1,855 sq ft) approx.

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Situated in a stunning elevated spot on the outskirts of the attractive Ribble Valley village of Rimington, this detached five bedroom home enjoys superb views over the surrounding countryside and has bags of potential. The property now requires complete modernisation throughout but offers the scope to provide flexible, modern family living accommodation in one of the most sought after locations in the area.



Accommodation comprises an entrance hallway, cloakroom, dual aspect living room, dining kitchen, utility and boiler room. On the first floor are five bedrooms, the master with an en-suite wash room and a separate 3-piece family bathroom. Outside a driveway leads around the rear of the property to a detached garage and store. The property enjoys a good-sized rear garden split into two main sections which are majority lawned with flowerbeds, shrubs and mature trees surrounding.

LOCATION: From the centre of Chatburn village, turn right onto Downham Road and follow this road up for a short while, crossing over the bypass. Take the next left turn and then follow this road all the way into the village of Rimington. Continue through the village and turn right onto Stoops Lane which then turns into Newby Lane. Follow this road out of the village, down a slight dip and then up. Pen-Y-Ghent is the detached property with a white gable end situated on the left hand side of the road.

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

ENTRANCE HALLWAY: With double glazed external door and double break staircase to the first floor landing.

CLOAKROOM: 2-piece suite comprising low-level w.c. and pedestal hand washbasin and built-in storage cupboard housing electric meters.

LIVING ROOM: 7.1m x 4.6m (23'5" x 15'0"); an L-shaped dual aspect room overlooking the rear gardens and the surrounding area with television point and cosmetic fireplace.

DINING KITCHEN: 5.3m x 2.8m (17'3" x 9'3"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, built-in dishwasher, double drainer sink unit, part-tiled walls and external door to the rear of the property.

UTILITY ROOM: 1.7m x 2.6m (5'7" x 8'6"); with base level storage cupboards, single drainer stainless steel sink unit and part-tiled walls.

BOILER ROOM: 1.9m x 2.4m (6'4" x 8'0"); with floor standing Worcester central heating boiler and built-in shelving.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.5m x 3.3m (17'11" x 10'10").





EN-SUITE WASHROOM: 2-piece suite comprising low-level w.c. and vanity wash-hand basin, built-in storage cupboard and attic access point.

BEDROOM TWO: 5.0m x 5.3m (16'3" x 17'3"); with double glazed double doors to the front of the property.

BEDROOM THREE: 3.0m x 2.6m (9'9" x 8'6"); with built-in wardrobes.

BEDROOM FOUR: 1.9m x 3.5m (6'4" x 11'7"); with built-in wardrobes.

BEDROOM FIVE: 1.9m x 3.5m (6'2" x 11'6"); with built-in wardrobes.

HOUSE BATHROOM: With 3-piece suite comprising low level w.c., pedestal wash-hand basin and a panelled bath, heated stainless steel towel rail.

OUTSIDE: The property is situated in a good-sized plot. To the front of the property is a small garden area with shrubs, flowerbeds and a hedgerow. A driveway leads around the side of the property to a good-sized majority lawned rear



garden with a LARGE DETACHED GARAGE and store area with up-and-over door.

The garden is split into two main sections, divided by a dry stone wall and bordered by flowerbeds shrubs and mature trees. The garden enjoys an elevated position with distant rural views and is adjoined on three sides by open countryside.

HEATING: Oil fired central heating system complemented by double glazed windows in wooden frames.

SERVICES: Mains water, electricity and drainage are connected.

TENURE: 999-year lease with 790 years remaining. Zero ground rent payable.

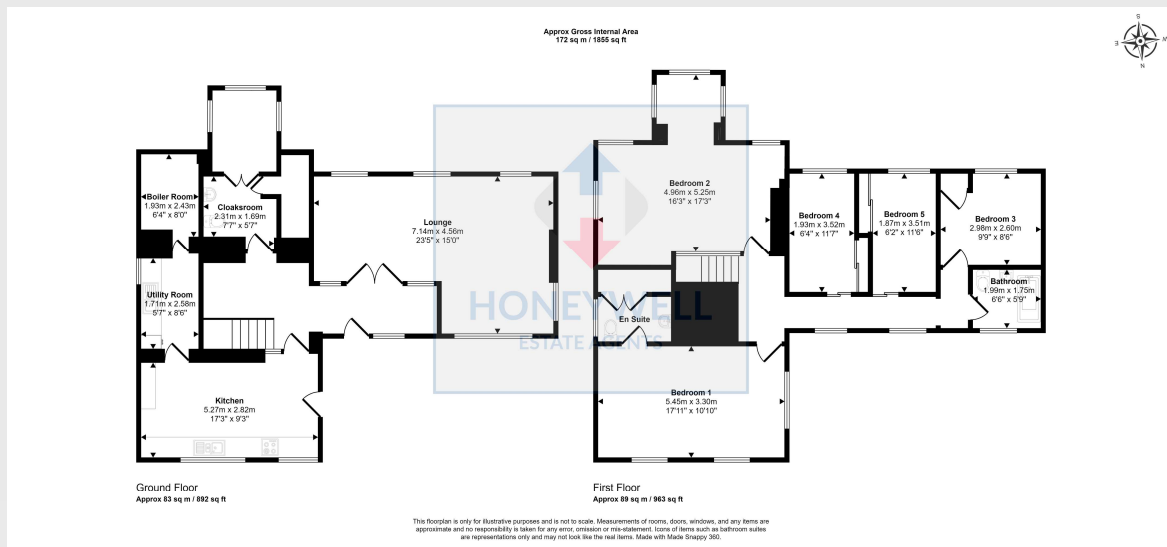
COUNCIL TAX BAND G.

EPC: The energy efficiency rating of the property is E.

VIEWING: By appointment with our office.

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Pen-Y-Ghent, Rimington, BB7 4DZ
MJ/CJ/120523

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