

# KEENANS

Sales & Lettings



**Slaidburn, Clitheroe, BB7 4TW**  
**£695,000**

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# Slaidburn, Clitheroe, BB7 4TW

## £695,000



### Ground Floor

#### Entrance

Hardwood barn door and window to the hallway.

#### Hallway

28'1" x 9'4" (8.56 x 2.84)

Hardwood double glazed window, stairs to the lower ground floor and to the first floor to a galleried landing and doors leading to the, kitchen diner, shower room and to the ground floor bedroom.

#### Ground Floor Bedroom

15'7" x 10'2" (4.75 x 3.10)

Hardwood double glazed window with fitted shutters, central heating radiator, fitted wardrobes with hidden doors leading to the shower room.

#### Shower Room

10'2" x 7'8" (3.10 x 2.34)

Hardwood double glazed window, central heated towel rail, spotlights, three piece suite comprises: low basin WC, vanity top wash basin with mixer tap, a double direct feed shower enclosure, partial tiled elevations and wood effect flooring.

#### Kitchen Diner

36'5" x 21'9" (11.10 x 6.63)

Five hardwood double glazed windows, two central heating radiators, a range of panelled wall and base units, granite work surfaces, island with wooden worktop, inset stainless steel one and half sink with mixer tap, Aga, integrated dishwasher, space for an American style fridge freezer, electric oven with a four ring electric hob, pantry cupboard, spotlights, wood effect flooring, cast iron log burner and a door leading to the back hall

#### Back Hall

Stairs leading to a first floor area above the garage and doors leading to a garage, front elevation and to the pump room.

#### Pump Room

10'10" x 4'1" (3.30 x 1.24)

Low basin WC, wall mounted wash basin with traditional taps, Worcester boiler and flagged flooring.

### Garage

22'7" x 21'5" (6.88 x 6.53)

Two hardwood double glazed windows, two roller shutter doors and a door to the utility room

### Utility Room

10'1" x 7'3" (3.07 x 2.21)

Hardwood window, central heating radiator, a range of wall and base units, granite effect work surfaces, stainless steel sink, drainer and traditional taps, plumbing for a washing machine and space for fridge freezer.

### First Floor Area Above Garage

#### Annexe

29'3" x 28'9" (8.92 x 8.76)

Four Velux windows, three central heating radiators, open plan living kitchen/dining/bedroom with composite sink, drainer and mixer tap, wood effect flooring in the kitchen area, extractor fan and door to storage and to a shower room.

#### Shower Room

10'7" x 5'6" (3.23 x 1.68)

Velux window, central heating radiator, four piece suite comprises: low basin WC, vanity top wash basin with mixer tap, a panelled bath with mixer tap, single direct feed shower enclosure, fully-tiled elevations and an extractor fan.

### First Floor Main House

#### Landing

Hardwood double glazed window, stairs to the second floor and doors leading to a bedroom and to a sitting room.

#### Sitting Room

36'5" x 21'9" (11.10 x 6.63)

Five hardwood double glazed windows, Velux window, central heating radiators, Vaulted ceiling with exposed beams, cast iron multi-fuel stove with Yorkstone surround and fitted storage.

## Bedroom

15'9" x 10'1" (4.80 x 3.07)

Hardwood double glazed window, central heating radiator, partial Vaulted ceiling, fitted wardrobes with a hidden door to an en-suite.

## En-Suite

10'0" x 7'11" (3.05 x 2.41)

Two hardwood single glazed windows, Velux window, four piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, a double walk-in-direct feed rainfall shower, a tiled panelled bath with mixer tap and rinse head, extractor fan and wood flooring.

## Second Floor

### Bedroom

14'6" x 10'8" (4.42 x 3.25)

Velux window, central heating radiator and a door to an extensive loft storage space.

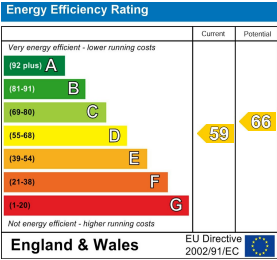
### External

Laid to lawn garden with ponds, mature bedding areas, paving, a summer house, mature hedges and off-road parking for numerous vehicles and views of the surrounding countryside.

## Agents Notes

Council Tax Band G





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