



24 Browgate,
Sawley

Price £460,000

This most handsome superior detached property features natural stone elevations and a traditional slate roof. Its generous proportions make it ideal for a family and its convenient semi rural picturesque location ideal for the commuter. Sold by us previously, we are able to confirm numerous vendor improvements which have included a smart and stylish kitchen, both bathrooms; windows and doors also. Well cared for and immaculately presented it comprises hall, cloakroom, study/snug, lounge, dining room, kitchen diner, four double bedrooms, contemporary house and en-suite bathrooms. Outside you'll find attractive gardens to front and rear with a double width long drive to a detached stonebuilt garage.
(1,781 sq ft/165.4 sq m approx/EPC: C).

A super freehold property on a small select development ideally positioned between Clitheroe and Bolton by Bowland.



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Directions

When travelling from the centre of Clitheroe leave town along York Street crossing the roundabout into Chatburn Road. Continue past Clitheroe Hospital and into the village of Chatburn. Continue through Chatburn and proceed along the A59 in the direction of Skipton. After approximately a quarter of a mile turn left - signposted Sawley. Very soon you'll come to the entrance to Browgate on your left hand side. Proceed along Browgate for a short while and you'll find number 24 on the left hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Worcester combination boiler. Council tax is payable to RVBC Band G. The tenure is Freehold.

Additional Features

The property has PVCu double glazed windows and external doors, built-in bedroom furniture. Vitra, Ideal Standard and Grohe bathroom fittings.

Location

An extremely popular residential village location approximately three miles north of Clitheroe. Sawley is an ancient village, once the home for a Cistercian Order of Monks the ruins visible on route to the Spread Eagle Inn and Restaurant. For families with children of a school age there are primary schools in Chatburn, Bolton by Bowland and Grindleton and Bowland High School is also nearby, on the outskirts of Grindleton.

Accommodation

Enjoying the weather protection of a slate covered canopy, the front door opens to a wide and welcoming hall of ample proportions, with double door access to the lounge and a quarter return staircase ascending to the first floor accommodation. There is an understairs cupboard, a two piece cloakroom and as with most larger properties, a study/snug also. The impressive lounge runs the entire depth of the property with front facing stone mullioned windows and rear opening French windows. The room's focal point is a feature fireplace with a coal effect living flame gas fire. Double doors connect to the adjacent dining room which also benefits from French windows; allowing easy access to the flagged patio. The stunning kitchen diner features a comprehensive arrangement of fitted cabinetry in the popular Shaker style, with contrasting counters and Metro style splashback tiling. The built-in appliances comprise a gas hob with glass splashback beneath a stainless steel and glass extractor, split level double oven with integrated fridge, freezer and dishwasher.

On the first floor there are four double bedrooms, some with built-in furniture. The master bedroom has stone mullioned windows and benefits from a luxurious en-suite shower room with floor and wall tiling. There is a large walk-in shower with glass screen, a wall hung washbasin and a concealed cistern wc. Towels warm on a colour co-ordinated ladder radiator. The similarly sumptuous house bathroom is four piece with ceramic tiling and comprises a generous bath, glazed shower cubicle, wall hung washbasin and a low suite wc.

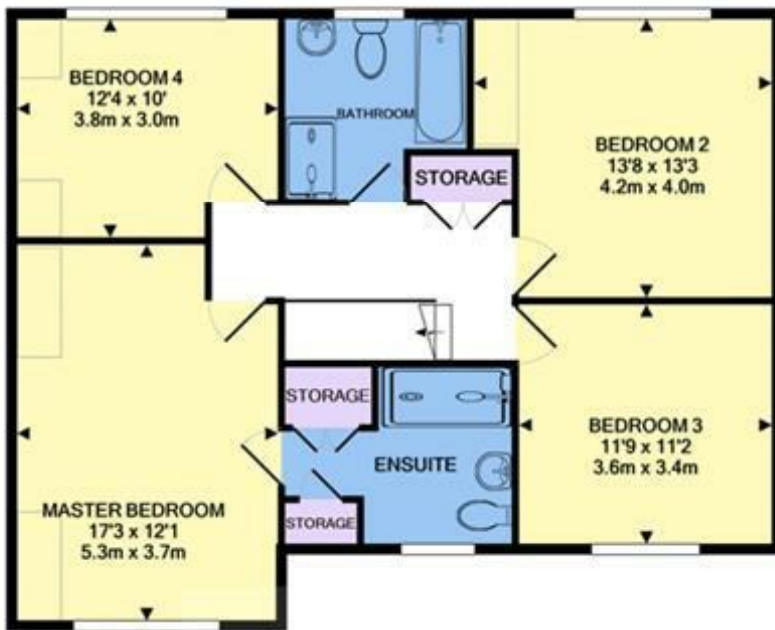
Outside

There are attractive gardens to front and rear with a patio to cater for those alfresco occasions with family and friends. A deep, double width block paved drive leads to a stonebuilt detached double garage with the convenience of an electrically operated door.

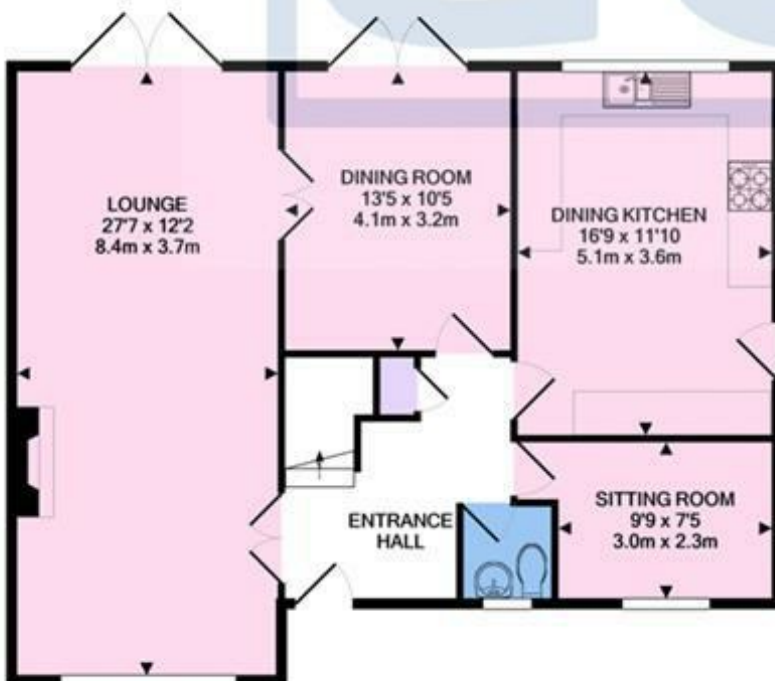
A genuinely super property we feel sure you'll want to call home.

Viewing

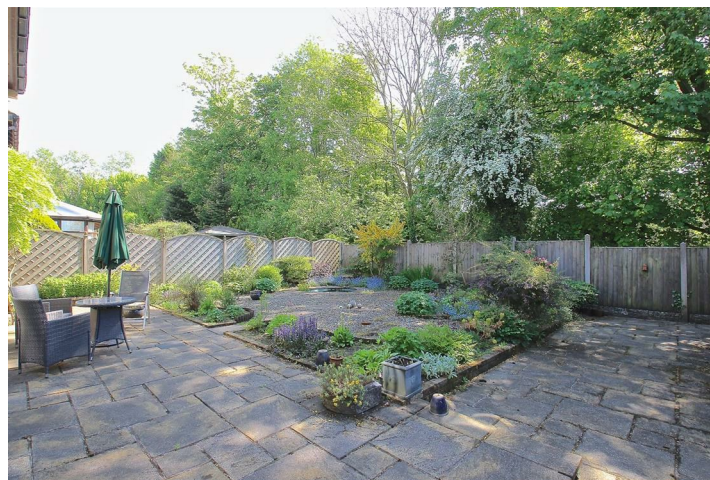
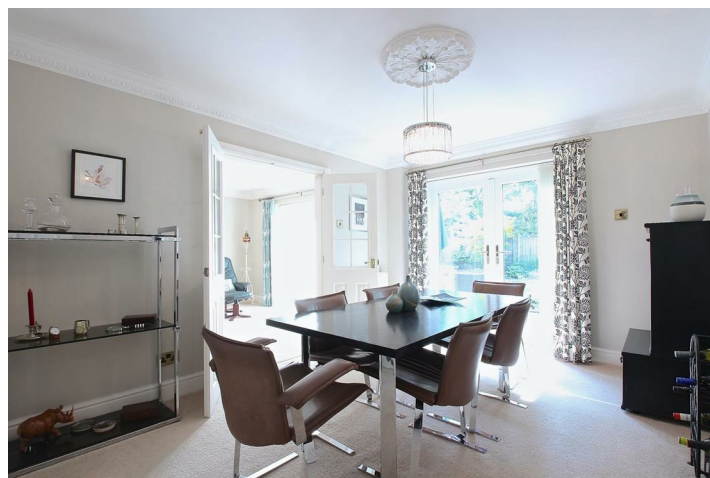
Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



1ST FLOOR



GROUND FLOOR



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