



OUTSTANDING FAMILY HOME WITH STUNNING VIEWS

DUDLANDS CROFT
GISBURN ROAD BB7 4LH

FREEHOLD

savills



IMPRESSIVE HOME COMPELTED TO AN EXCEPTIONALLY HIGH STANDARD

DUDLANDS CROFT GISBURN ROAD
BB7 4LH

FREEHOLD

FIVE BEDROOMS ♦ FOUR RECEPTION ROOMS ♦
KITCHEN/ BREAKFAST ROOM ♦ THREE BATHROOMS ♦
DOUBLE GARAGE ♦ ABOUT 8.64 ACRES AVAILABLE BY
SEPERATE NEGOTIATION ♦ EPC rating = C

Situation

Dudlands Croft is located in a semi-rural position just outside the idyllic village of Sawley. Sawley lies on the fringe of the Forest of Bowland's Area of Outstanding Natural Beauty and is a lovely village with several amenities its own historical Abbey dating back to the 12th Century, as well as a restaurant and public house. The nearest school is Bowland High located just two miles away and there are other excellent schools in the neighbouring town of Clitheroe including Clitheroe Royal Grammar School and Stonhurst College.

Further amenities can be found in the lovely market town of Clitheroe, which boasts a range of local services including supermarkets, petrol stations, doctors' surgery, restaurants, bars and individual boutique shops. The local train station provides hourly trains to Manchester, as well as trains to Blackburn and Skipton.

Dudlands croft is located just off the A59 which provides fast links to Preston, Skipton, Blackburn and the M6 and M65 motorways. The motorways are both accessible within 10 miles and provides excellent links to Preston, Burnley, Lancaster, Manchester, Carlisle and the Lake District.

Clitheroe 5 miles, Skipton 13 miles, Blackburn 15 miles, Preston 22 miles, Manchester 37 miles.

Description

Built in 2004, Dudlands Croft is a modern, stone built five bedroom property build to an exceptional standard. The property is spread over three floors and has many modern features whilst still retaining a county property and rural feel with the help of the stunning and interrupted views over the surrounding open countryside and Pendle Hill.

The property has a impressive stone entrance which leads into an entrance hallway with views straight down to the conservatory. To the right is a dining room on the opposite side is a reception room currently being used as a



cinema room, the hallway with its natural light from the conservatory at the end of the hallway incorporates uninterrupted views of the gardens and countryside on all three sides. At the rear of the house is an impressive kitchen/ breakfast room with an abundance of kitchen units, large breakfast island, and a dining area, all finished to an exceptionally high modern standard and overlooking the picturesque views to the gardens and the countryside along with a view of Pendle Hill. Off the kitchen is a useful study room incorporating a utility area. To the left of the entrance hallway is a tastefully decorated sitting room with stone fire place and wood burning stove, by-folding patio doors leading out to a patio area perfect for entertaining again overlooking the gardens and again views to Pendle Hill.

The staircase leads to the first floor which incorporates the master suite to rear of house overlooking the countryside. Three further double bedrooms, one with en-suites fitted to an excellent standard. The family bathroom has excellent quality fittings including a walk in shower, free standing bath, integral fitted TV and storage units. A staircase leads to the second floor which currently stands as one large bedroom with a dressing room area, there is the potential to turn this into an office space, cinema room, or even split up to create further bedrooms.

Externally, a large stone driveway leads up to and around the house is accessed by a five bar gate, following it round to a separate double garage. The gardens are mainly laid to lawn, with a pretty water feature at the front of the property, a flagstone patio to the rear adjacent to the conservatory and the main sitting room. To the bottom of the garden is a small orchard with a range of fruit trees.

There is additional land by separate negotiation of about 8.64 acres

Services

Mains water, electricity, private drainage, oil central heating

Directions

From Clitheroe, access the A59 and head north-east towards Sawley for about five miles. Go beyond the turnings for both Chatburn and Sawley.

After the Richard Turner and Son sign, the property will be located down the fifth right hand turning about halfway up the incline. The turning can be discerned by reflective black and white bollards, following which there is a wooden fence and cattle grid. Follow the private lane down and the property will be on the righthand side.

COUNCIL TAX BAND G

Local Authority:

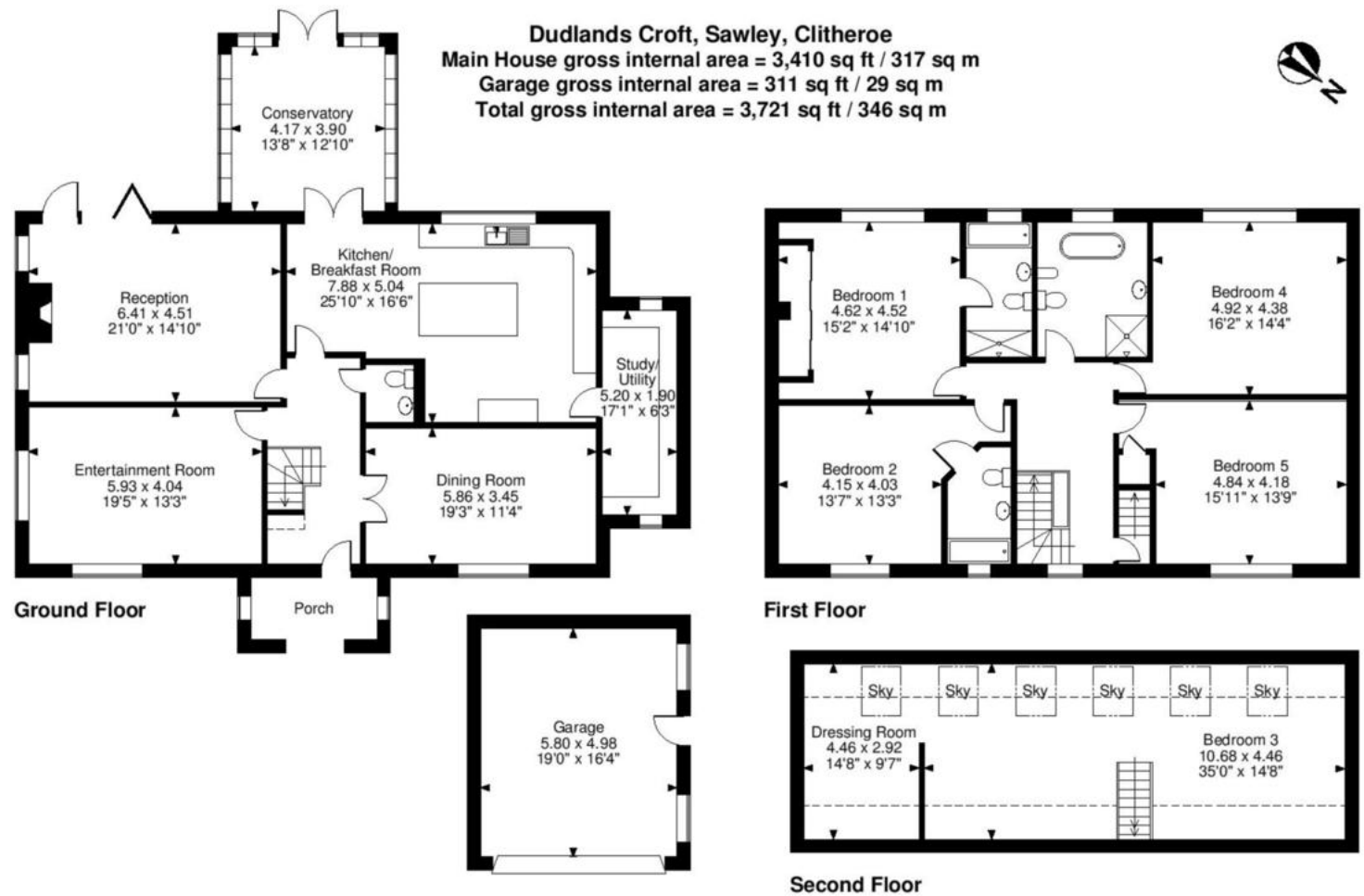
Ribble Valley Borough Council

Viewing:

Strictly by appointment with Savills

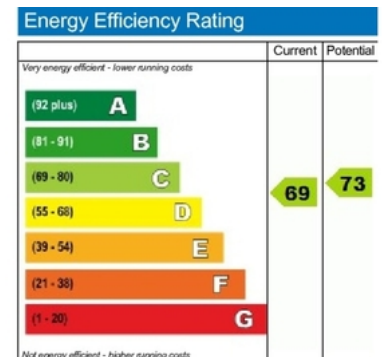






FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8298025/RDG

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 71026072 : 108305 : EH



Savills Savills Clitheroe
ehartley@savills.com
01200 411046

savills.co.uk