NEW HOUSE, BURNLEY ROAD, MIDDOP, GISBURN, LANCASHIRE
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A beautiful detached period property situated in an elevated position, with spectacular panoramic views stretching from Pen-y-ghent over the Ribble Valley to Pendle Hill and beyond. This property offers a wealth of accommodation spread over three floors as well as gardens, ample private parking, tool shed and double garage.

SITUATION
Positioned 850 ft above sea level at Middop, New House has spectacular panoramic views across open countryside. Middop offers the best of both worlds, rural countryside living yet is within easy access to Barrowford and the M65 approximately 4 miles away, is approximately 2 miles from Gisburn and approximately 10 miles from the market town of Clitheroe.

DESCRIPTION
New House is deceptively larger than first meets the eye and must be viewed to fully understand what is on offer. The accommodation is spread over three floors, to offer over 3000 sq ft of living space. The property has undergone substantial works over the years, to include a rewire and entire new roof.

The property consists of entrance hall, snug, large sitting room that opens up on to a fully glazed sun room, which absorbs the stunning landscape views, cloakroom, breakfast kitchen and large front to back formal dining room. Underneath the stairs provides access to a wine cellar and pantry.

To the first floor, there are four bedrooms, two bathrooms and separate wc and to the second floor, are a further two rooms that could either provide a fifth and sixth bedroom or would create a great work from home space or children’s play rooms.

Externally are mature well stocked gardens as well as an established vegetable garden, green house and potting shed, garden store and large double garage with electric roller doors. In front of the garage is ample parking for 4-5 vehicles.

SERVICES
Mains electricity, spring water supply, septic tank drainage and oil fired central heating.

TENURE
Freehold with vacant possession upon legal completion.

ASKING PRICE
£499,950

VIEWINGS
Strictly by appointment only with the selling agent.

POST CODE
BB7 4JN

DIRECTIONS
Driving from Clitheroe on the A59 proceed through Gisburn and take the first right on to the A683 Burnley Road heading towards Blacko. Proceed along Burnley Road for approximately 2 miles and New House is on the right hand side and can be identified by the Smiths Gore For Sale board.

DATE OF INFORMATION
Particulars prepared – April 2014

IMPORTANT NOTICE
Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vi) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (vii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.
New House

Approximate Gross Internal Area: ~292.14 sq m / 3144.56 sq ft
Garage: ~52.71 sq m / 675.00 sq ft
Wine Cellar: ~19.06 sq m / 205.16 sq ft
Total: ~373.91 sq m / 4024.73 sq ft

Second Floor

Garage

Wine Cellar

Ground Floor

First Floor

For illustrative purposes only, not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.