



CLITHEROE 5 MILES

SKIPTON 10 MILES

GREAT DUDLANDS

Gisburn Road, Sawley, Clitheroe, Lancashire BB7 4LH

About 24 acres

A charming 4 bedroom character residence grade 2 listed as of historic note with original construction circa 1642. The house has a comfortable well planned layout catering for all family needs with spacious parking, private garden, garage and health fitness complex, all together standing in an area of grassland of over 24 acres freehold with vacant possession.

Viewing strictly by appointment.

Price on Application

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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Great Dudlands is constructed of stone walls with mullion windows under slate roof with a single storey garage and health fitness complex in stone under a slate roof attached to one corner.



Lounge (19'6" x 15'6") A comfortable room enlarged into the original hallway through a room width arch with double doors opening into the dining area and carpeted throughout. Glazed entrance door from the front garden. South facing four light mullion window and east gable two light mullion window. Stone surround fireplace with stone hearth and wood burning stove. Beamed ceiling with centre light and light over the glazed entrance door both on separate dimmer switches. Two radiators. Single and four double power sockets and television aerial point.



Dining Room (15'7" x 11'7") Fully carpeted with double doors from the Lounge, separate door to the Hall and serving hatch to the Kitchen. South facing four light mullion window with timber head beam. Beamed ceiling with centre light on dimmer switch and two recessed lights within the serving hatch. Radiator. Two double power sockets.

Snug Lounge (12'1" x 11'1") Carpeted floor. North facing six light mullion window. Centre light fitting. Radiator. Three double power sockets and telephone point.



Hall (19'3" x 11'1") Fully carpeted with entrance door from the car park, stairway to the first floor and single door entrances to the Snug Lounge, the Main Lounge, the Dining Room, the Kitchen and the Cloaks. The stairway has an understair wine cellar with four steps down to a flagged floor with slab shelving and horizontal bottle storage. The Hall has a north facing three light mullion window with window seat, radiator, telephone point and double power socket. The Cloaks has a low flush toilet, pedestal wash basin, radiator, wall mounted coat pegs and double power socket.



Kitchen (24'4"/19'2" x 15'1") These measurements exclude the Cloaks area which has entrance from the Hall. This spacious well planned Kitchen has an earthenware glaze tiled floor throughout with step down entrance from the Hall, glazed entrance door from the front garden and rear entrance from the Rear Porch and Utility. South facing three light mullion window looking onto the front garden and a twelve pane north facing window to the rear. The main feature to the Kitchen is the oil fired two plate white Aga cooker in a timber beamed recess with tiled back, in built extractor and full lighting. The remainder of the Kitchen is fitted in pine with dark granite worktops and island unit to match. The granite top island unit incorporates a Neff electric oven and Neff four ring gas hob. The pine wall cupboards and granite top work units incorporate a deep porcelain sink in white, Neff microwave oven, Neff dishwasher, tilebacks to the worktop areas and Neff tall fridge with ice box. There is a fitted double cupboard in pine, a double display cabinet with cupboards in pine and a range of drawers in pine with wicker sliding vegetable baskets. There are twelve recessed ceiling lights and six double power sockets.

Rear Entrance Porch (8'1" x 6'7") Flagged floor with entrance door from the car park, three step up to the Kitchen and two step down to the Utility. Wall mounted electric cupboard. Double power socket.

Utility (13'0" x 8'3") Flagged floor with entrance door from the car port and wall mounted house alarm pad. Separate toilet with low flush toilet and hand wash basin. Oil fired central heating boiler. Range of wall cupboards and worktop incorporating a stainless steel single drainer sink unit. Coal store and wood store with hinged lift up tops. Double power socket.

First Floor A return stairway from the Hall has a north facing window on the half landing and a corridor landing with entrances to four bedrooms and the house bathroom. There is a radiator and double power socket. There are two velux roof lights at the far end and access to an eaves airing cupboard with hot water cylinder with immersion heater providing hot water for the master ensuite.



Bedroom 1 (15'7" x 13'8") Fitted carpet. South facing four light mullion window and east gable two light mullion window. Radiator. Six ceiling lights on dimmer switch and four double power sockets.



Ensuite bathroom (12'0" x 10'10") North facing three light mullion window. Fully tiled walls with Jacuzzi whirlpool bath, low flush toilet, heated wall mounted towel rail, twin vanity wash basins with cupboards, full mirror with overhead lighting and six recessed ceiling lights.



Bedroom 2 with ensuite (16'10" x 15'4") Fitted Carpet. South facing four light mullion window and west gable single window. Radiator. Four double power sockets. The ensuite comprises a panelled bath with wall tiling, pedestal wash basin, low flush toilet, radiator, centre ceiling light and two velux roof lights.



Bedroom 3 (16'3" x 15'6") Fitted carpet, south facing four light mullion window with timbered beam head and timber beam ceiling. Fitted wardrobes. Pine vanity wash basin with overhead light. Two ceiling lights and four double power sockets.

Bedroom 4/Study (13'6" x 8'4") Fitted carpet. South facing three light mullion window. Radiator. Centre ceiling light, telephone point and two double power sockets.



House Bathroom (12'0" x 7'4") North facing three light mullion window and beamed ceiling. Panelled bath with wall tiling, low flush toilet, vanity wash basin with overhead light and heated wall mounted towel rail. Shower closet with tiled walls and glass door. Radiator. Centre ceiling light.



Garage and Health Fitness Complex Stonebuilt under a slate roof attached to the south west corner of the main residence with all round access from the front garden or a rear path leading to the car park.



Garage (23'0" x 20'0") with concrete floor, Garog electric operated fold up aluminium door, single door entrance, rear sliding door to the workshop, three double fluorescent ceiling lights and three double power points.

Workshop (17'7" x 16'4") with concrete floor, two single door entrances, sliding door from the garage, Worcester oil fired central heating boiler, Myson wall mounted convactor heater, three double fluorescent ceiling lights and three double power points



Fitness Room (25'10" x 17'8") Carpeted floor with single entrance door, side window, double glazed patio doors, two radiators, twelve recessed ceiling lights and four double power sockets with fixed extension points. Sauna with pine boarding. Separate toilet with low flush toilet, pedestal wash basin and radiator. Shower closet with tiled walls and a glass door.

Services Mains metered water, electricity and bottled gas. Oil fired central heating. Septic tank drainage. Automatic entrance gates and garage door. House security alarm. Telephone. The oil fired boiler in the utility provides central heating for the house. There is a hot water cylinder with immersion heater in the eaves closet which provides hot water for the master ensuite. The oil fired Aga cooker provides for most of the domestic hot water to the house. The oil fired boiler in the workshop provides hot water and central heating for garage and health fitness complex. The bottled gas is for the Neff cooker and hob alone.

Front House Elevations



Rear House Elevations



Outside Stone chipping parking and turning area to the rear of the house approached through electronically operated gates from the entrance drive. Front lawn with flagged pathway and sitting out areas. Gated croft with stone pathway to the garden. Wildlife Pond with preservation order. Over 24 acres of meadow and pasture land. The house, garden and land is estimated to extend to 24.785 acres or thereabouts and is shown edged with a red boundary on the plan.





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