



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



Clitheroe 5 miles

Skipton 15 miles

Conveniently situated with direct access from the Skipton Preston A59 trunk road, Old Sawley Grange Farmhouse is listed as grade 2 under the National Heritage List for England along with the adjoining stonebuilt barn which was converted twenty five years ago to the offices of Richard Turner & Son, Auctioneers, Valuers and Estate Agents. The listing is not specific but relates to general structural features and is listed along with the barn under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. The house is believed to have been constructed between 1800 and 1850 with the remains of an aisled building probably circa 1500.

The structure is of stone walls under a dual pitch stone slate roof interlocking with a dual pitch blue slate roof at a higher level. This four bedroom residence provides convenient living accommodation extending to 2,000 sq ft over two floors. The Farmhouse was extensively renovated twenty five years ago and is due for a costly facelift reflected in the asking price.

The property is close to Clitheroe market town with a busy high street, major supermarkets / discount stores, pubs, restaurants, cafes, medical centre, hospital, schools for all ages, petrol stations, recreation parks, riverside walks and the magic of the castle.

**Council Tax** rated as band C

**Energy Performance Certificate** rated E

**Price** £375,000

**Viewing** by appointment with the Selling Agents

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH, Tel 01200 441351, Email [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

The Selling Agents declare ownership of Old Sawley Grange Farmhouse.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



**Ground Floor** Front entrance with solid wood painted door leads into the hall with entrances to the lounge, dining kitchen and pantry.

**Hall** 12' 10" x 6' 10" with fitted carpet, stairway to the first floor with understair closet, wall radiator and wall light.

**Lounge** 22' 4" x 14' 11" / 12' 5" with fitted carpet, beamed ceiling, stone built fireplace with combustion stove, base cupboards with book shelving above either side, gable window with undersill radiator and four wall lights.

**Study** 17' 10" x 10' 0" / 8' 4" with fitted carpet, beamed ceiling, two rear windows, wall radiator, centre ceiling light and with entrance through the lounge.

**Boiler Room** 8' 9" x 4' 0" with asphalt floor and entrance from the lounge with Worcester oil fired central heating boiler and ceiling light.

**Dining Kitchen** 18' 2" x 14' 10" with rear entrance door leading to the cloaks at the same floor level as the hall and with toilet, corner wash basin, wall radiator, front window and ceiling light and one step up to the kitchen floor with lino floor covering, front and rear windows, wall radiator, range of wall cupboards and work top units incorporating an Indesit four ring ceramic hob and oven, space with Bosch dishwasher, space with Siemens clothes washer and two lines of five cluster ceiling lights.

**Pantry** 15' 5" x 8' 4" with asphalt floor, front window, cold slab, wall shelving, centre ceiling light and entrance from the hall.

**First Floor** A single flight stairway with carpeted treads leads to a central landing with entrances to three bedrooms and a shower room and three steps up to a fourth bedroom and bathroom.

**Central Landing** 11' 1" x 9' 3" with fitted carpet and exposed structural timber feature.

**Rear Bedroom** 20' 6" x 10' 3" with fitted carpet, old fireplace, wall radiator, rear wall in pointed stonework with low height rear window and centre ceiling light.

**Rear Bedroom** 16' 8" x 11' 9" with fitted carpet, rear window, gable window with undersill radiator and centre ceiling light.

**Front Bedroom** 15' 0" x 11' 10" with fitted carpet, low height front window, wall radiator and beamed ceiling with centre ceiling light.

**Shower Room** 8' 5" x 6' 10" with one step down from the landing onto a fitted carpet, corner glass panel shower closet, toilet, pedestal wash basin, wall radiator and wall light.

**Bathroom** 10' 10" x 6' 4" with entrance from a carpeted corridor three steps up from the main landing to a carpeted floor with front window, panelled bath, toilet, pedestal wash basin, wall radiator, tall cupboard and centre ceiling cluster of three lights.

**Bedroom** 14' 8" x 11' 0" with entrance from a carpeted corridor three steps up from the main landing to a carpeted floor, rear window with undersill radiator, old fireplace and centre ceiling light.

**Outside** Front car parking. Rear enclosed garden with lawn and flower borders.

**Services** Mains water and electricity. Joint private drainage system. Oil fired central heating. Double glazing throughout.





**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH**