

MAYFIELD
RIBCHESTER ROAD
CLAYTON-LE-DALE
BB1 9EE



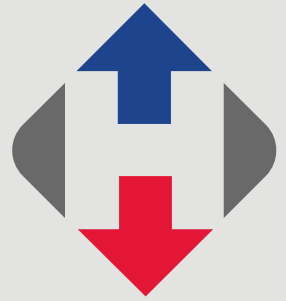
£2,750 per month



- Superb detached period property
- Kitchen with orangery and utility
- House bathroom and two en-suite
- Extensive south facing garden
- Four reception rooms
- Five bedrooms
- Garage with cinema/games room over
- Unfurnished. Available immediately.

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A magnificent five bedroom detached period house with many original features yet improved to offer exceptional accommodation with high quality fixtures and fittings. The property is situated in a popular and accessible residential area with easy access to local towns and motorway networks. A gardener is included, weekly during the growing season and then every three weeks during winter and early spring. The property benefits from a garage with a cinema room above. Viewing is essential.



LOCATION: From Clitheroe direction turn left at the lights on the A59 onto Oaks Brow/Ribchester Rd/B6245. Continue to follow Ribchester Rd/B6245 and the property is situated on the left.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH:

CLOAK ROOM: Low-level WC, bracket wash hand basin and extractor fan.

RECEPTION HALLWAY: Double moulded doors leading to:

RECEPTION ROOM: Adam style moulded fireplace with marble hearth and recess. Fitted mirror back shelving, ornate decorating coving to ceiling.

DRAWING ROOM: Magnificent full depth room with feature sealed unit double-glazed oak French doors and side windows leading to rear patios and garden. Adam style moulded fireplace with marble hearth and surround. Original fireplace archway which has been de-commissioned. Parquet floor. Decorative coved ceiling.

SNUG: Adam style moulded fireplace with marble hearth and surround with copper canopy dog grate with living coal-effect fire. Built-in timber display and book cabinet.

KITCHEN: Range of high quality fitted kitchen furniture with matching island unit, black granite work surfaces and splashbacks. Built-in 'CDA' six-ring gas hob and twin built-in electric ovens. Smeg built-in dishwasher and tiled floor.

GARDEN ROOM: With full wall sealed unit double-glazed oak windows with French doors. Oak timber boarded floor and low-voltage spotlighting.

SECOND LIVING ROOM: Double feature sealed unit double-glazed oak bay windows.

REAR HALLWAY: Built-in whirl pool American style fridge freezer.

FIRST FLOOR

LANDING: Open landing area with timber balustrade.

BEDROOM ONE: High-stand radiator, coved ceiling and low-voltage spotlighting.

EN-SUITE: Limestone tumble edged flooring and matching tiled walls. Open shower with one piece stone tray. WC, 'Villeroy & Boch' bracket hand basin and chrome towel rail.

DRESSING ROOM: Room (adjacent to shower room) Range of fitted hanging, shelving and trouser press.





GUEST BEDROOM: Adam style moulded fireplace with raised stone hearth. Coved ceiling and access door to adjacent bedroom.

EN-SUITE SHOWER ROOM: Power shower, low-level WC, pedestal wash hand basin.

BEDROOM THREE: Access door to adjacent bedroom.

BEDROOM FOUR:

BEDROOM FIVE: Feature mezzanine floor with steel ladder access, tongue and groove boarded ceiling with low-voltage spotlighting.

BATHROOM: Spa Jacuzzi bath, Villeroy & Boch wash hand basin, shower with canopy and hand fitment. Ceramic tiled walls and floors and chrome radiator towel rail.

ANNEX: With a separate external access but can also be accessed from the kitchen.

PREPERATION KITCHEN: Range of fitted timbered kitchen units with black granite work surfaces. Sink unit, Neff four-ring gas hob, Two 'Worcester' wall-mounted gas boilers providing heating for the principal house and annex. Side personnel door to rear parking area and garages.

CLOAKS: WC and wash hand basin.

GARAGE: Three bay garage with twin double up and over electrically automated doors. Two double panel central heating radiators, light and power installed. Electrically operated roller shuttered door to rear elevation to gain access to garden areas.

STORE ROOM: Adjacent to the garage is a useful garden storage room.

CINEMA ROOM: Above the garage is a bespoke cinema room with four double panel central heating radiators, four sealed unit double-glazed Velux skylights and built-in cinema and speaker system.

OUTSIDE: Traditional stone columned entrance leading to tarmac driveway with ample parking to side and front. The gardens are principally to the south facing elevation mainly laid to lawns but with mature trees, patio areas and box hedged paved garden. Gardener is included, weekly during the growing season and then every three weeks during winter and early spring.

DEPOSIT: £3,173.00

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.





Mayfield, Ribchester Rd, Clayton-le-Dale
BB1 9EE

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