



Matchers

Skeleron Lane | Rimington | Clitheroe | BB7 4EH

MSW HEWETSONS



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Guide Price of £1,285,000

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Situated in an exceptional rural position with spectacular panoramic views to all elevations. This detached traditional farmhouse has been significantly improved and extended to create a wonderful family house of great character and modern facilities, along with gardens, patios, orchard and vegetable garden. An ideal property for equestrian use with stable block and acreage.

The property is being offered with a curtilage of 9.958 acres at £1,285,000. Additional land of 6.226 acres is available, totalling 16.184 acres at £1,350,000.

A separate detached building has been constructed to the highest of standards to provide garaging, office accommodation and stabling.

The property is set in approximately ten acres of meadow land with mature lawn gardens and stone patios to the south elevation.

Ground Floor:
Reception Hallway

Sturdy oak panel entrance door with double-glazed side windows. Stone flag floor, double radiator, double-glazed side window and low-voltage spotlighting.

Boot Room

Accessed off entrance hallway with external oak panel personnel door, stone flag floor, double radiator, sealed unit double-glazed timber window to front elevation and low-voltage spotlighting.

Inner Hallway

Stone flag floor, double radiator and timber beamed ceiling.

Living / Dining Kitchen

Range of high-quality fitted light oak kitchen furniture with free-standing hand-painted island bar, black granite work surfaces, oil-fired four oven Aga in green with complementary back tiling and stone mantel. 'Siemens' ceramic hob, 'Siemens' built-in electric grill, built-in wine fridge and built-in 'Siemens' dishwasher. Stone flag floor, timber ceiling, low-voltage spotlighting, double radiator, pitch pine double-glazed windows to gable and rear elevations.

Dining Area

Stone dressed fireplace with multi-fuel cast-iron stove. Stone flag floor, low-voltage spotlighting and double radiator.

Sitting Room

With adjacent garden conservatory room open to dining area and kitchen area. Stone fireplace with flue, timbered shelf alcove and cupboards to either side of chimney breast, two double radiators and stone flag floor. Leading to garden conservatory area with pitch pine double-glazed windows and French doors.

Lounge

Split-level lounge with dressed stone fireplace with multi-fuel stove, double-glazed windows to front, gable and rear elevations, two double radiators, feature timber ceiling and stanchions.

Cloaks

Wash hand basin in marble vanity with timber cupboards beneath, low-level WC, fitted cupboards, Understairs storage, radiator and sealed unit double-glazed timber window.

First Floor
Staircase

Solid oak traditional staircase with turned spindles, newel posts and handrail.

Landing

Open landing area with matching balustrade, single and double radiators.

Bedroom One

Oak panel floor, fitted wardrobes, double-glazed timber windows, two double radiators, ceiling speakers and low-voltage spotlighting.

Particulars of sale

En-Suite

With walk-in tiled shower, 'Villeroy and Boch' wash hand basin with fitted mirrored cabinet, ceramic tiled floors, low-level WC, single radiator, chrome radiator towel rail and low-voltage spotlighting.

Bedroom Two

Double radiator, two double-glazed windows, beamed ceiling and oak panel floor.

Bedroom Three

Double-glazed timber window, double radiator, fitted desk and wardrobes. Oak panel floor.

Jack and Jill Bathroom

Containing three-piece suite comprising spa bath with shower fitment over, low-level WC, pedestal wash hand basin, oak panel floor, half ceramic walls and beamed ceiling.

Bedroom Four

Oak laminate floor, double-glazed window and double radiator.

Inner Landing

Double radiator.

Linen Cupboard

With fitted shelving and hanging.

Bedroom Five

Timber floor, fitted cupboards, double-glazed timber window and double radiator.

En-Suite Shower

Containing three-piece suite, double radiator and double-glazed window.

Bedroom Six

Fitted cupboards and drawers, double radiator and double-glazed timber windows to front and gable elevations.

External

Office/Garage Block

A recently constructed superb garage and office block with stabling constructed to a very high standard and matching the principal house.

Double Garage

Double oak double-glazed garage doors, timber double-glazed windows and two double radiators.

Workshop

Adjacent workshop with oil-fired 'Worcester' boiler supplying central heating and domestic hot water, light and power installed. Sealed unit double-glazed timber window to rear elevation.

Garden Room

Stainless steel sink with base units. Single radiator, separate WC and access to first floor office accommodation.

Office Accommodation

First floor office accommodation which can be accessed independently from the garaging and could easily form an apartment for dependant relative or staff.

Entrance Porch

Travertine tiled floor and double radiator.

Staircase

Return oak staircase with chrome handrail and courtesy lighting.

Office / Leisure Suite

The first floor accommodation is open plan with office, kitchen area and leisure suite but could easily be converted to an apartment for dependant relative or staff quarters.

Leisure Area

Open plan leisure area with engineered oak flooring, four timber electric Velux skylights, built-in AV sound and vision system with "sonos". Double radiator.

Kitchen / Office area

Engineered oak flooring, wall-mounted log-burning stove, timber double-glazed French doors leading to stone balcony, built-in kitchen fitments with double bowl sink, built-in fridge/freezer and wine cooler and double radiator.

Shower Room

Fully tiled shower cubicle, wash hand basin and low-level WC.

Stable Block

There is a single storey stable block providing three quality stables with light, power and water installed.

Galvanised Dog Run

Large stone and galvanized dog run with concrete base adjacent to the stable block.

Gardens

Dressed stone flag patio area and lawn with surrounding hedges, orchard and vegetable garden behind Beech hedge with timber shed.

Parking

To the rear north elevation is a large chipping parking area for several vehicles.

Land

The property is set in 9.958 acres of land with private tarmac driveway leading to Skeleron Lane.

Additional Land

There is additional land available of 6.226 acres or thereabouts available at a price of £65,000.

Services

Mains electricity, mains water, oil-fired central heating and domestic hot water.

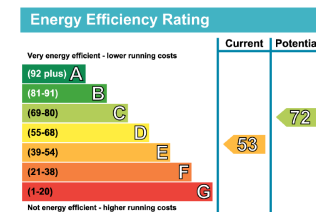
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band 'G'

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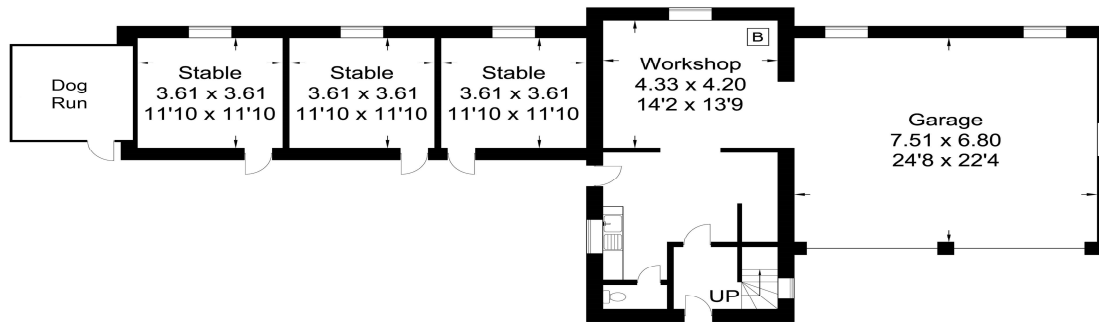
Matchers

Approximate Gross Internal Area :- 327.58 sq m / 3526.04 sq ft

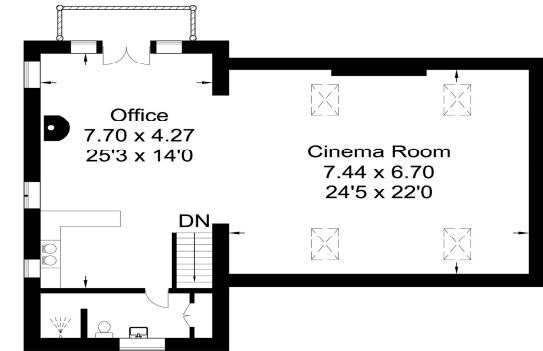
Outbuildings :- 184.82 sq m / 1989.38 sq ft

Garage :- 50.24 sq m / 540.77 sq ft

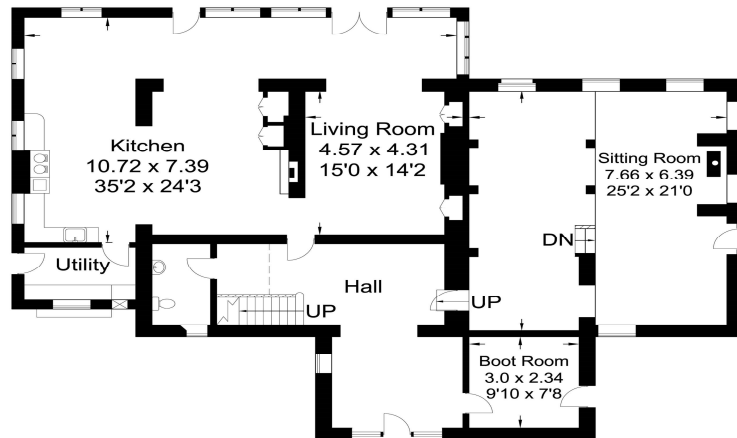
Total :- 562.64 sq m / 6056.20 sq ft



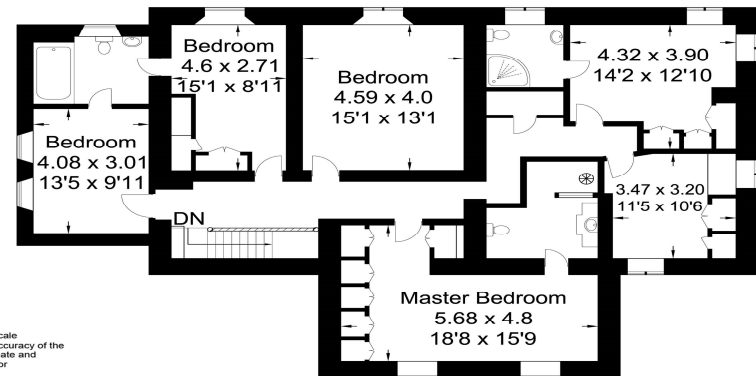
Outbuildings
Ground Floor



Outbuildings
First Floor

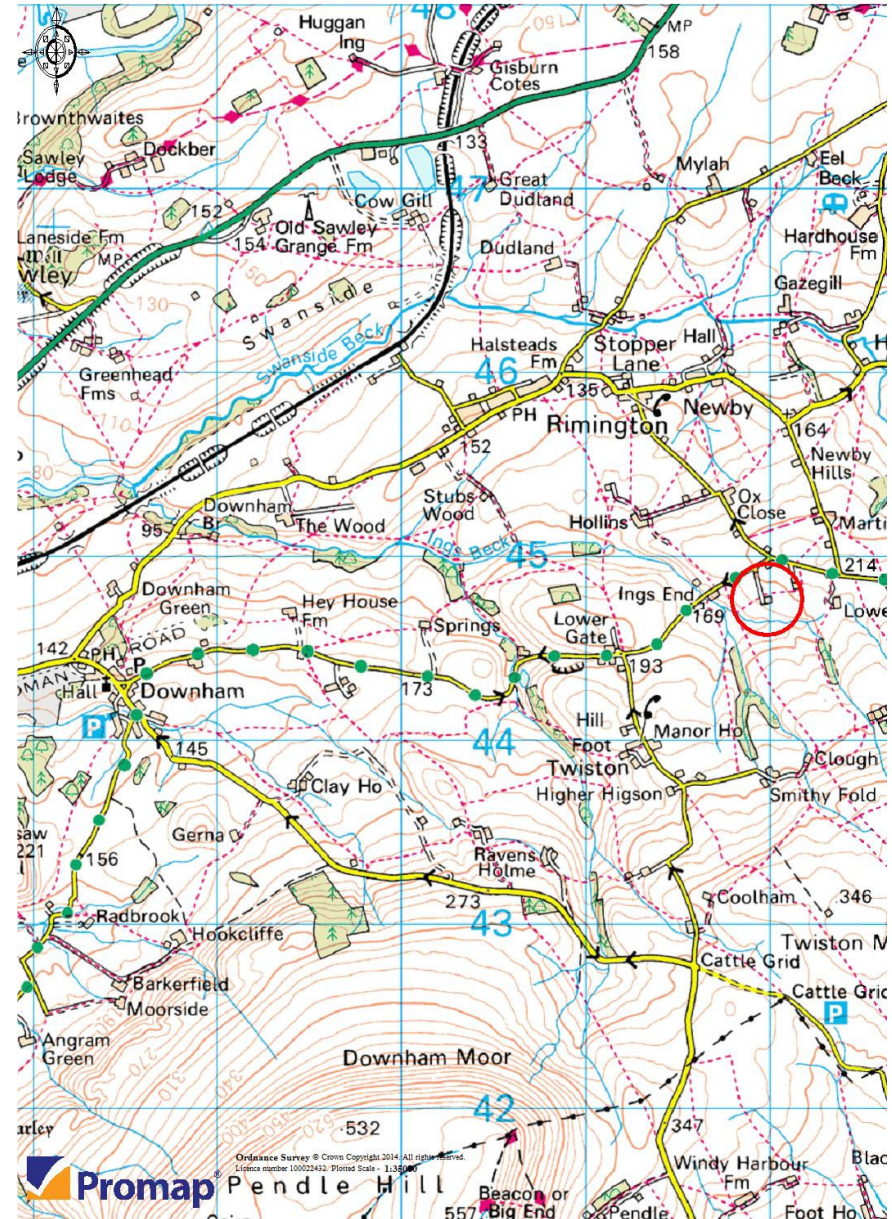


Ground Floor



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



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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