



Fellside

Kemple End | Stonyhurst | Clitheroe | BB7 9QY

MSW HEWETSONS



Fellside

Guide Price of £1,595,000

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An elegant detached private residence lying in approximately eight acres of superb gardens, surrounded by mature trees and woodland in an outstanding location. Spectacular far reaching views over the Ribble Valley countryside and distant views beyond.

The property includes four receptions, superb dining kitchen, five bedrooms, including master suite with walk in wardrobe, dressing room and bathroom, two bedrooms with en-suites and two with a Jack and Jill shower room.

Externally is a detached chalet with sun balcony, kitchen, and WC, a substantial detached three car garage block, paddock, small orchard and greenhouse.

Fellside was completely rebuilt some 12 years ago with local dressed stone and rendered elevations and lying under a blue slated pitched roof. There have been later additions by the current owners making this an impressive residence with striking internal accommodation comprising of:

Spacious Reception Hallway

With polished limestone floor with centre mosaic circular feature, two central heating radiators with covers, built-in illuminated display cabinet Feature painted and grained stone fireplace with fitted propane living flame gas fire, plaster ceiling cornice, part glazed leaded light bevel glazed entrance door, telephone point, security entry intercom system.

Adjoining Storeplace/Cloaks Area under stairs.

Cloakroom

With polished limestone floor with mosaic inlay, casement window, low suite WC, pedestal wash hand basin with tile

splashback, double central heating radiator, built-in cloaks cupboards.

Lounge

With front floor to ceiling square bay window, rear five panel full width window, two side casement windows, glazed French door to a veranda, painted and grained period fireplace enclosing 'Firebelly' cast iron multi-fuel stove, bevel glazed double opening oak entrance doors to the dining room.

Dining Room

With double French opening doors to rear veranda, two separate casement windows, one central heating radiator, double opening oak bevel glazed doors to the Hallway.

Hallway

Snug

With square bay window with window seat, double central heating radiator, dado panel walls, two wall light points, two fitted bookcase units to one wall, reeded column

supported fireplace, corner TV aerial point.

Superb Dining Kitchen

With range of bespoke 'Pippy' oak kitchen units to three walls with polished granite working surfaces, polished travertine floor, range of appliances including Aga, four oven electric oven, 'Neff' microwave, central island workstation with 'Plumber' polished granite working surfaces and end butcher block and cabinet use unit, matching 'Pippy' oak Welsh dresser unit, tumbled marble part tiled walls, square bay window, separate six panel casement window, double French glazed doors to veranda, double central heating radiator, wall TV aerial point.

Utility Room

With limestone floor, oil fired central heating boiler, fitted base and matching wall cupboards with granite working surfaces and inset Belfast sink unit, plumbed and drained for automatic washing machine, limestone floor.

Particulars of sale

Rear Vestibule

Wide Easy Rise Two Break Staircase to First Floor Accommodation with heavy oak balustrade and newel posts.

First Floor

Square Landing

With three panel casement windows, fitted bookcase and display unit.

Inner Landing

With shelved airing cupboard with ladder towel rail.

Rear Bedroom

With casement window, separate side transom window, double central heating radiator, fitted wardrobe unit to one wall, wall TV aerial point.

En-Suite Jack & Jill Shower Room

With three piece suite comprising CC low suite WC, bracket hand wash basin, wet shower area, marble tiled floor, fully tiled walls, ladder towel rail, side transom window, LED lighting.

Rear Bedroom

With casement window, side transom window, central heating radiator.

Rear Guest Bedroom

With double French glazed opening doors to Juliet balcony, wall TV aerial point, telephone point, en-suite fitted wardrobe area with fitted wardrobes to two walls.

En-Suite Shower Room

With three piece suite comprising low suite WC, vanity wash hand basin with 'Corean' surface and shelved mirrored display/bathroom cabinet above with overlighting, large shower cubicle, heated towel rail, fully tiled walls, extractor fan, marble tiled floor.

Rear Bedroom

With casement window, double central heating radiator, fitted wardrobe unit.

En-Suite Shower Room

With three piece suite comprising shower cubicle, CC low suite WC, bracket wash hand basin, porcelain tiled floor, fully tiled walls, extractor fan, ladder towel rail, under floor heating.

Master Bedroom Suite Bedroom

With range of fitted quality bedroom units in solid walnut, comprising wardrobes, storage cupboards and fitted full length drawer units to one wall, wall TV aerial point, rear square bay window with window seat, two wall light points, bespoke wall central heating radiator, front double French opening doors with adjoining windows leading to a large sun balcony with wrought iron balustrade.

Walk-in Wardrobe

With casement window, double central heating radiator.

Dressing Room

With fitted open fronted wardrobes and drawer units

Bathroom

With four piece suite comprising Jacuzzi bath, steam shower, 'Villeroy & Boch' vanity wash hand basin unit with V & B mirror and light over, 'Villeroy & Boch' CC low suite WC, urinal, polished marble floor and matching walls, underfloor heating, ladder towel rail, extractor fan, two sun pipes

Off the inner landing is a folding loft ladder leading to a mainly boarded roof space

External

The property is approached by a stone pillared gateway with electronically CCTV

controlled gates leading to a sweeping brick paved driveway with parking for several vehicles.

Surrounded by mature trees and woodland on two sides the formal gardens are mainly laid to lawn and take advantage of the commanding aspects to the rear. A feature of the gardens is an elevated York stone flagged South facing patio with stone pillared balustrade and steps leading to the lower part of the garden and lawns and the adjoining well fenced paddock.

Further features of the outside include a **Detached Chalet** (previously used as a secluded office) with internal accommodation comprising one large room with 'Amtico' floor, electric light and power and double opening French doors to a sun balcony with views beyond. There is a separate low suite WC with pedestal wash hand basin and fully opening window and a kitchen area with a single drainer stainless steel sink unit and further fitted units.

The brick paved driveway leads to a **Substantial Detached 3 Car Garage Block** with further secluded patio and a Hartley aluminium framed greenhouse with self-closing vents.

There are stone flagged pathways surrounding the property with a small orchard and greenhouse with kitchen garden. Underneath the substantial raised patio there is an integral garden room.

Services

Mains electricity, water bore hole, sewerage septic tank, oil fired central heating.

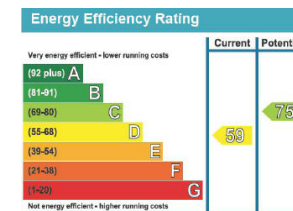
Tenure

Freehold with vacant possession upon legal completion.

Council Tax

Band G

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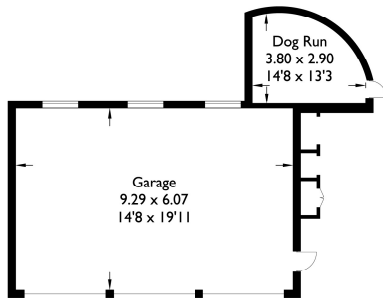
Approximate Gross Internal Area :- 400.15 sq m / 4307.17 sq ft

Garage :- 66.48 sq m / 715.58 sq ft

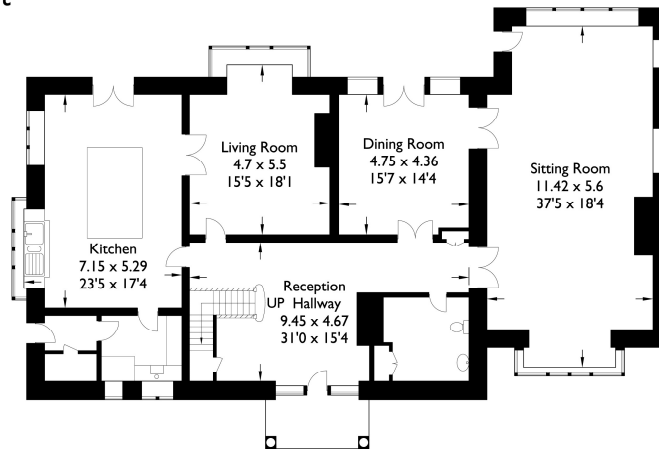
Outbuilding :- 35.39 sq m / 380.93 sq ft

Total :- 502.02 sq m / 5403.69 sq ft

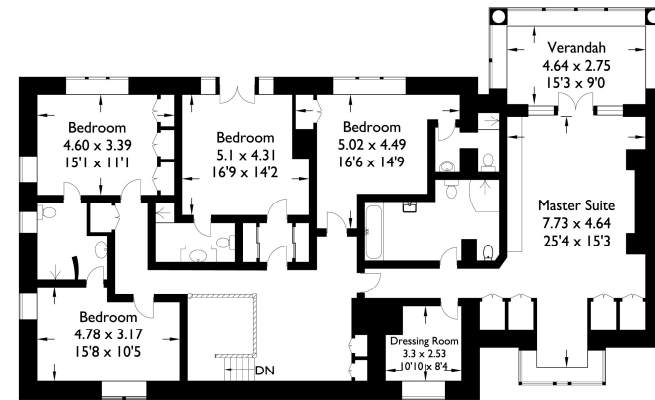
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



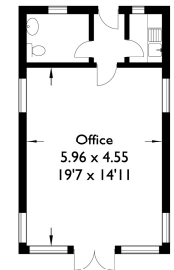
Garage



Ground Floor



First Floor



Outbuilding

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