



Fellside Farm

Smallden Lane | Grindleton | Clitheroe | BB7 4RX



Fellside Farm

Offers in Excess of £1,000,000

Smallden Lane | Grindleton
Clitheroe | BB7 4RX

An exceptional extended detached stone built farmhouse set in a stunning elevated position with superb 180° views over the Ribble Valley countryside. The property has been finished with high quality fitments and fixtures throughout, together with bespoke solid ash craftsmanship where character meets contemporary living. Externally are formal gardens and agricultural land extending to approximately 9 acres along with a garage and stabling block.

Situated at Grindleton Fell on the fringe of the Forest of Bowland, an Area of Outstanding Natural Beauty. The property has magnificent views towards Pendle Hill, over the Ribble Valley and towards the Yorkshire Dales whilst being conveniently located for easy access to the town of Clitheroe.

Ideal for country pursuits as there are many walks and bridal paths from the property

with an adjoining 9 acres or thereabouts.

The accommodation comprises:

Main Entrance Hallway

With walnut floor, double opening entrance doors, double central heating radiator, adjoining store place under stairs, twist staircase to first floor.

Cloakroom

With two piece suite comprising low suite w.c, vanity wash hand basin set on 'iroko' unit, walnut floor, casement window, central heating radiator, extractor fan.

Lounge

With walnut floor, three casement windows; one with window seat, beamed ceiling, stone fireplace with beam over enclosing cast iron

multi-fuel stove, inset oak shelved cupboard unit to side of chimney breast, one double and one single central heating radiator.

Dining Room

With front and rear casement windows, double central heating radiator, three wall light points.

Fitted Living Kitchen

With polished stone flagged floor, range of fitted bespoke kitchen units in solid ash by Mills & Scott incorporating Baltic brown polished granite working surfaces, fitted two oven oil fired Aga, integral dishwasher, island work station with part granite and part Corian work surfaces (in bone colour) incorporating sink unit, polished stone flagged floor, double opening French doors to front patio area and separate non-opening low window, exposed stone to three walls, low voltage lighting, feature solid ash open tread staircase to first floor with toughened glass balustrade.

Utility Room

With casement window, single drainer stainless steel sink unit, fitted base cupboards, electric hob unit, plumbed and drained for automatic washing machine and dishwasher, integrated freezer, double central heating radiator, two sets of built-in deep cupboard units in solid ash, one with Worcester oil fired central heating boiler, fitted floor to ceiling wine rack.

Side Vestibule

With stone flagged floor, central heating radiator, door to front garden.

Study/Sitting Room/Hobbies Room

With barn arch window, separate casement window, double central heating radiator, vaulted ceiling, telephone point.

Solid Ash Staircase leading to First Floor

Second Lounge

With arched window and two separate casement windows, one double and one single central heating radiator, exposed roof truss, exposed stone to three walls, TV aerial point, beamed ceiling, open to:

Master Bedroom Suite Comprising:

Bedroom

With front and rear casement windows, two central heating radiators.

Inner Landing Leading to En-Suite Shower Room

With double shower cubicle, low suite w.c, his and hers wash basins set in vanity unit with large bevelled mirror behind and downlighting, casement window, ladder towel rail, extractor fan.

En-Suite Dressing Room

With casement window, fitted range of open fronted wardrobe units in cherry and maple wood incorporating hanging, shelving and cupboard units, separate airing cupboard with hot water cylinder, fitted electric immersion heater.

Front Bedroom

With casement window with window seat, central heating radiator.

Front Bedroom

With casement window with window seat, double central heating radiator, beamed ceiling, fitted ash wardrobe unit to one wall.

Rear Bedroom

With casement window, central heating radiator, part-exposed roof truss.

Family Bathroom

With three piece suite comprising pine panel bath with 'Aqualizer' shower unit over, curtain and rail, vanity wash hand basin with illuminated light and shaver point, low suite w.c, part-tiled walls, casement window, double central heating radiator.

Adjoining Annex

Main Entrance Hallway

With separate rear entrance door, doorway to utility room, polished stone flagged floor, double central heating radiator.

Shower Room

With three piece suite comprising wet shower area, vanity wash hand basin in walnut unit, low suite w.c, ladder towel rail, two person sauna.

Garage

Could be converted to additional living accommodation, with concrete floor, up and over entrance door, four wall light points, electric light and power, double central heating radiator.

Staircase to First Floor

Landing

With built-in storage units.

Games Room

With seven windows, two Velux roof windows, two double central heating

radiators, walnut carpet surround with inset concealed lighting, vaulted ceiling.

Outside

The property lies in approximately 9 acres of formal gardens and agricultural land, the grazing land in two paddocks, principally to the front and side, together with a small field and large lawn to the front. The tarmac driveway gives access around the whole of the property with space for a number of vehicles.

A Garage and Stabling Block lies adjoining the property and is built of natural stone with stone flagged roof and comprises;

Stable Block

For three large horses; currently not divided but with three stable doors and water supply.

To the adjoining wing is a Garage Block for three vehicles measuring 36'3 x 24'4 with three electrically operated up and over entrance doors, three windows, three Velux roof windows, electric light and power. There is also an additional Garage (dividing the main garage area and the stables) with electrically operated up and over entrance door.

There are currently garaging facilities for six cars or alternatively the stable block could be converted to three further garages.

The gardens have been laid for ease of maintenance and have pea gravel Mediterranean style landscaping and there is an elevated lawned area with ha-ha dividing the grazing land and formal areas. There is also a timber decking barbeque area and a large Field Shelter. Adjoining the front of the property is a large stone flagged patio area and there is contemporary lighting along the driveway.

Tenure

Freehold with vacant possession upon legal completion.

Services

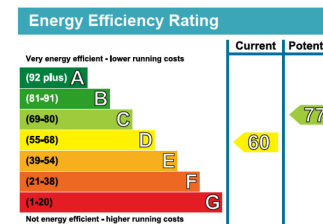
Mains water, mains electricity, sewage to

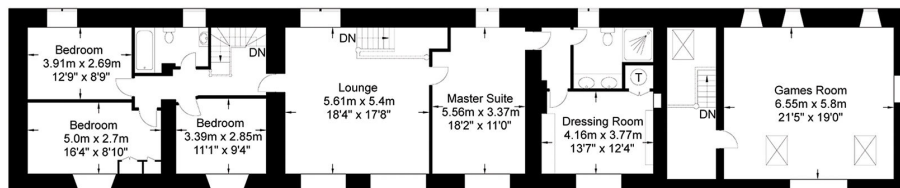
septic tank, oil fired central heating. Alarm system.

Council Tax

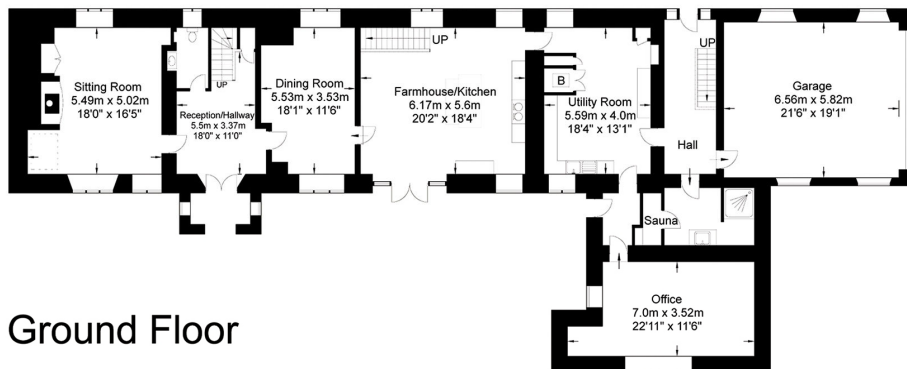
Band H payable to Ribble Valley Borough Council

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



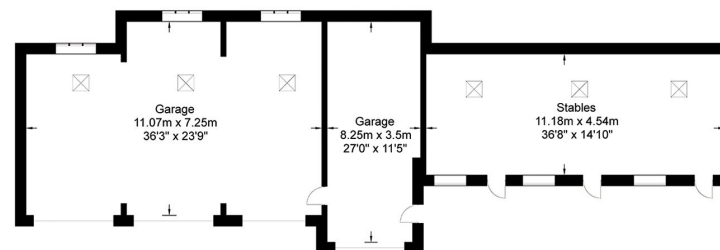


First Floor



Ground Floor

Fellside Farm
 Approximate Gross Internal Area :- 418.41 sq m / 4503.72 sq ft
 Garage :- 143.45 sq m / 1544.08 sq ft
 Total Area :- 561.86 sq m / 6047.8 sq ft

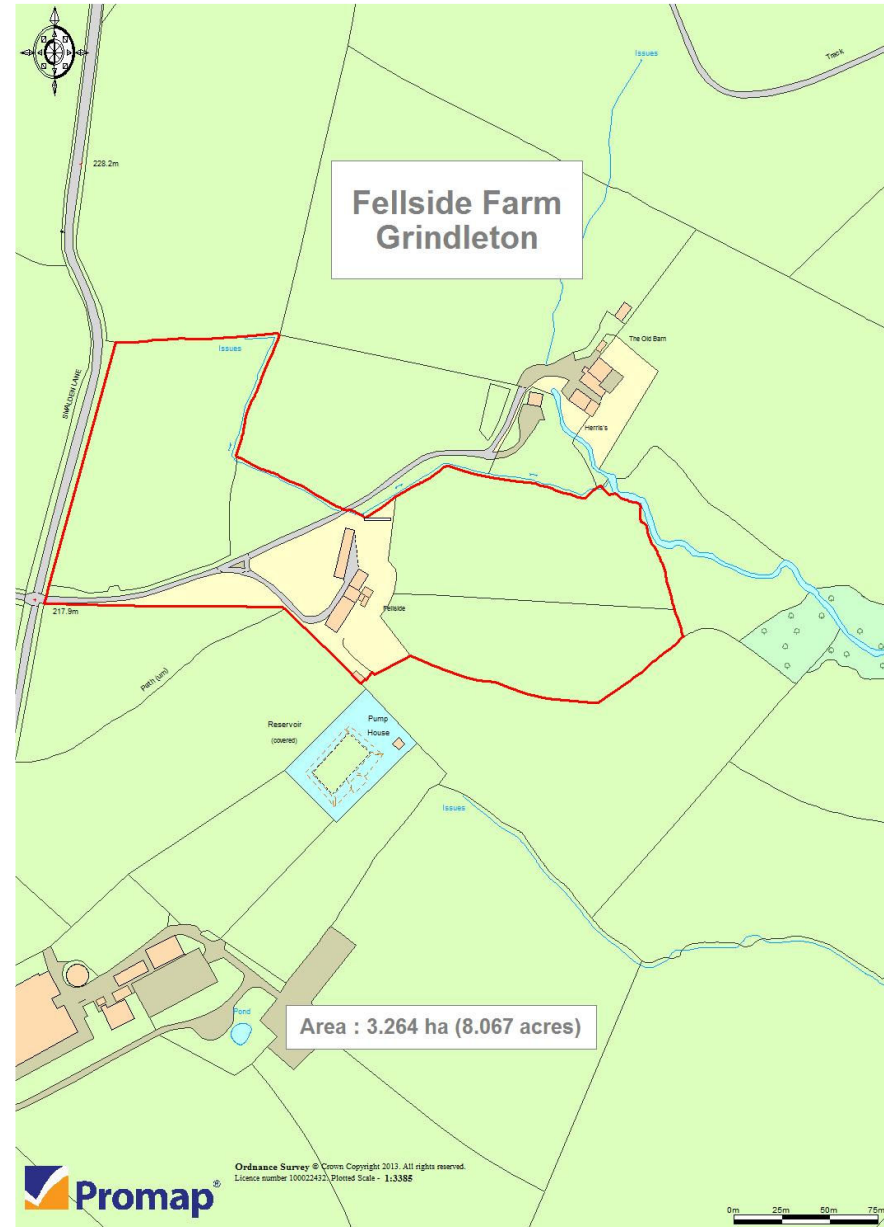
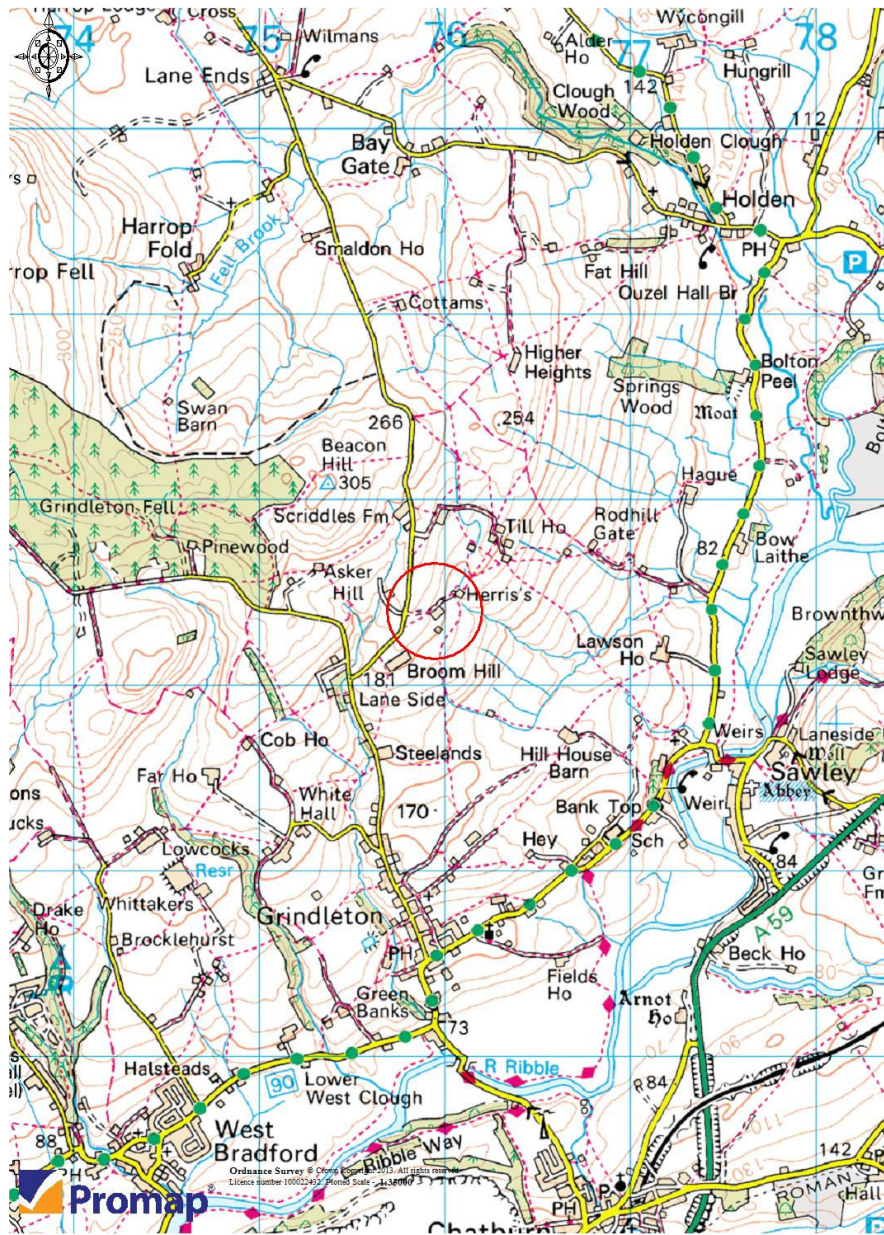


Outbuildings

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



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated 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





MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG