



# Buckley Hall Farm

Preston Road | Ribchester | PR3 3YD

MSW HEWETSONS





# Buckley Hall Farm

Guide Price of £975,000

Preston Road | Ribchester  
PR3 3YD |

A spectacular detached country house set in a beautiful semi-rural position with stunning open views. The property offers four receptions, breakfast kitchen, master suite including dressing room and four further bedrooms. Externally is a detached garage with home office above, attractive gardens, patios and land of just over 9 acres.

#### Construction

The property is constructed of stone work with pitch slate roof supported on timber.

#### Accommodation

##### Ground Floor

##### Entrance Hallway

Traditional pitch pine panelled door with sealed unit double glazed side windows, timber effect laminate flooring.

##### Hallway/Study

Sealed unit double glazed pitch pine window to front and inner gable elevations. Stone flagged flooring, three high stand cast iron radiators. Feature ceiling lighting, rear pitch pine panelled doorway.

##### Living Room/Dining Room

Large L-shaped room, feature carved stone fireplace with raised stone half housing Clearview multi-fuelled stove. Stone flagged flooring, antique pitch pined and glazed leaded doorways leading to adjacent rooms. Separate dining area, three high stand cast iron radiators, and sealed unit double glazed timber windows to each side of chimney breast.

#### Annexe

Small annexe study area, sealed unit double glazed timber window with stone mullions.

#### Garden Room

Accessed by two separate doorways from the living/dining room. Sealed unit double glazed pitch pine surround windows with matching French doors, tongue and groove boarded ceiling, two sealed unit double glazed skylights, timber flooring. Wall mounted pepper pot radiator, twin ceiling mounted fans.

#### Snug Room

Scandinavian style glass fronted multi-fuelled stove raised stone half with timber mantles. Sealed unit double glazed window to rear elevation, stone flagged flooring, high stand cast iron radiator.

#### Breakfast Kitchen

Kitchen with separate seating area. Range of fitted oak furniture with complimentary 'Corian' work surfaces. Composite sink with chromed mixer tap. Built in 'De Dietrich' microwave and electric oven. Built in fridge. Built in freezer. Four ring 'Blomberg' ceramic hob, marble effect tiling to kitchen area, timber floor to seating area. Sealed unit

double glazed pitch pine window to rear elevation, twin double glazed pitch pine windows to front elevation. Double panel central heating radiators, built in glass fronted kitchen cabinet. Built in corner cupboard.

#### Utility Room

Traditional porcelain Belfast sink with timber draining board and chromed mixer tap. Plumbed for washing machine, single panel central heating radiator, built in cloak cupboard.

#### Cloak Room

Pedestal wash hand basin, low level w,c, ceramic tiled walls and floors, chromed wall mounted radiator towel rail, ceiling lighting, extractor fan.

#### Boiler Room

Floor mounted 'Ideal' boiler providing central heating and domestic hot water, sealed unit double glazed pitch pine window to rear elevation.

#### Rear Porch

Sealed unit double glazed rear porch, wall mounted radiator.



# Particulars of sale

## First Floor

### Staircase

Traditional pitched pine timber staircase with turned newel posts and a carved hand rail.

### Landing

Minstrel style return landing, sealed unit double glazed pitch pine window to rear elevation, single panel central heating radiator.

### Linen Room

Useful linen storage room with loft access.

### Master Bedroom

Sealed unit double glazed timber windows to front and rear elevations. Full range of bespoke maple wardrobes with fitted shelving. Ceiling lighting, double panel central heating radiator.

### En suite

Four piece suite comprising cast iron free standing boat bath with chrome wall mounted mixer tap. Pedestal wash hand basin, low level w.c, separate shower cubicle. Sealed unit double glazed windows to both rear and gable elevations. Feature wall twin radiator towel rails with ornamental vine design, ceramic tiled walls and floors, feature ceiling lighting and extractor fan.

### Bedroom Two

Sealed unit double glazed timber windows to front and rear elevations. Full wall range of fitted wardrobes. Two double panel central heating radiators.

### En suite

Three piece suite comprising panelled bath with chromed antique style shower with screen. Pedestal wash hand basin, low level w.c, fully ceramic tiled walls, single panelled central heating radiator, sealed unit double glazed window to front elevation. Built in linen storage cupboard.

### Bedroom Three

Sealed unit double glazed pitched pine window to rear elevation, double panel central heating radiator, fitted wardrobes, ceiling lighting.

### Bedroom Four

Sealed unit double glazed pitched pine window to front elevation, double panel central heating radiator, fitted wardrobes.

### House Bathroom

Three piece suite comprising panelled bath with brushed steel shower fitment and screen, low level w.c, bracket wash hand basin, ceramic tiled walls and floor, ceiling lighting, wall mounted radiator towel rail, extractor fan.

## Second Floor

### Store Room

Pitched pine timber balustrade, twin sealed unit double glazed 'Velux' skylights, double panelled central heating radiator.

### Bedroom Five/Home Office

Double panelled central heating radiator, twin sealed unit double glazed 'Velux' skylight, airing cupboard.

## External

### Covered Patio

To the front of the property is a covered patio area which is stone flagged, stone columned and timber open roofing.

### Entrance

The property is approached off a private tarmacadam driveway onto a private chipping drive then across a cobbled area to a further open parking area suitable for several vehicles.

### Garage/Workshop

Detached garage/workshop building, sealed unit double glazed timber windows to front and rear elevations, timber up and over door, light power and water installed.

### Cloaks

Low level w.c and bracket wash hand basin. Wall mounted 'Worcester' boiler providing central heating and domestic hot water.

### First Floor Office

Above the garage is a very useful home office, sealed unit double glazed pitched pine window to gable elevation, double panel central heating radiator, ample eaves storage, 'Velux' skylight.

### Gardens

The property has an attractive lawned garden to the front elevation with stone patios to either side of the garden room. Separate paved and pebbled patio gardens to the rear and gable elevations.

## Land

The property has the benefit of land which sits to the south west of the property which extends to approximately 9.3 acres.

## Services

Mains electricity, mains water, mains gas, sewerage to private septic tank.

## Tenure

Freehold with the benefit of vacant possession upon completion.

## Council Tax

Band G

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Approximate Gross Internal Area : 437.0 sq m / 4704.0 sq ft

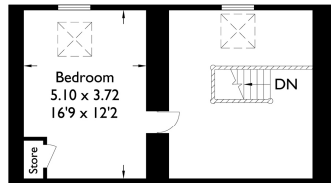
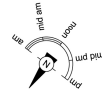
Garage : 99.0 sq m / 1066.0 sq ft

Total : 536.0 sq m / 5759.0 sq ft

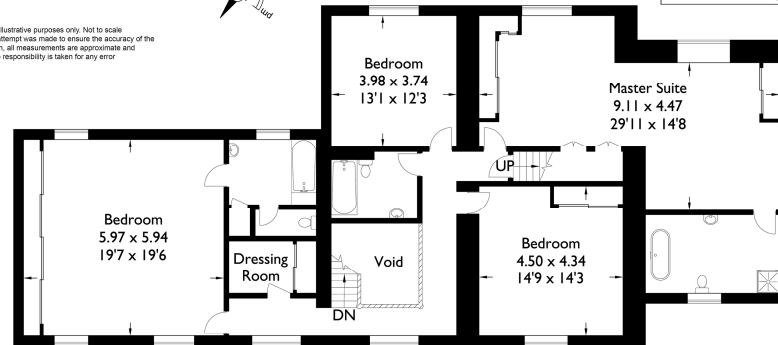
Energy Efficiency Rating		Current	Potential
(32-38)	A		
(31-31)	B		
(29-30)	C		
(25-28)	D		
(23-24)	E		
(21-22)	F	55	
(1-20)	G		66

EU Directive 2002/91/EC

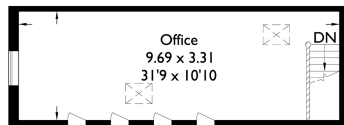
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



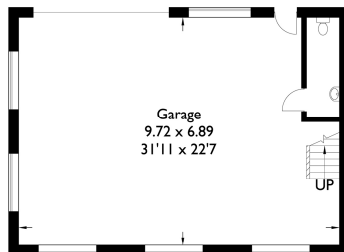
Second Floor



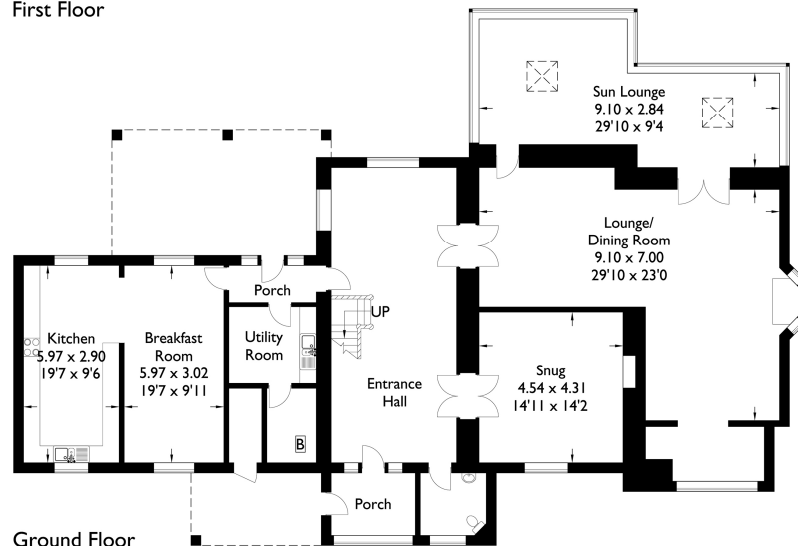
First Floor



Garage First Floor



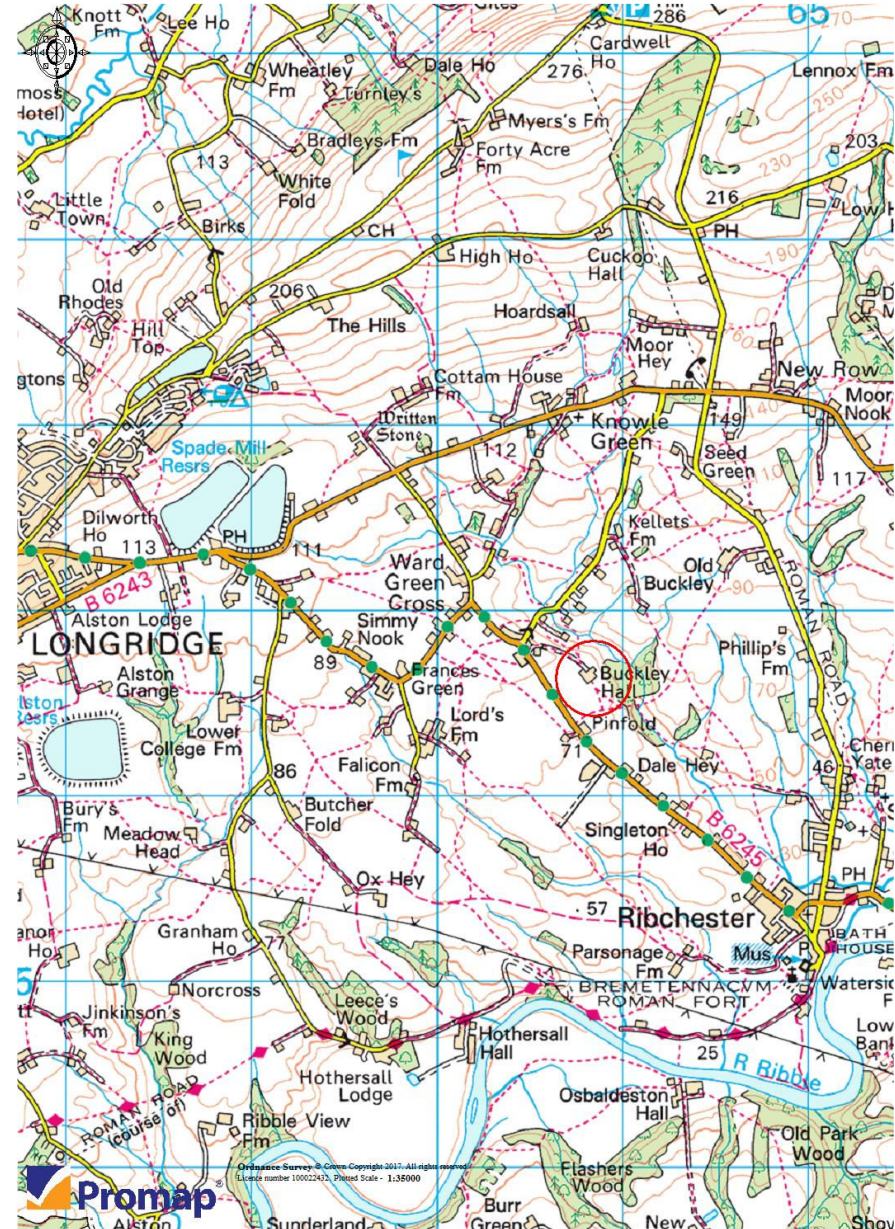
Garage Ground Floor



Ground Floor







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









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