



Windy Hills Barn

Twinsbrook Road | Chipping | PR3 2QR

MSW HEWETSONS



Windy Hills Barn

Guide Price of £850,000

Windy Hills Barn | Twinsbrook Road
Chipping | PR32QR

A traditional detached stock barn which has been impeccably and substantially renovated to form a contemporary high quality family accommodation with the benefit of exceptional quality fixtures and fittings. The property has the benefit of air source hot water and underfloor heating to all floors and thermostatic controls to all areas on a room to room basis and has traditionally manufactured ash panelled doors with complimentary wrought iron furniture.

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

Accommodation

Ground floor

External Porch

Stone flagged flooring with open high ceiling with sealed unit double glazed 'Velux' skylights and windows to internal accommodation.

Reception Hallway

Traditional timber panelled entrance door with sealed unit double glazed large side window. Ceramic tumble edged floor tiles.

Sitting Room

Dressed sandstone fireplace with raised sandstone hearth and back housing a traditional style cast iron multi fuel stove, sealed unit double glazed timber windows to gable elevation, sealed unit double glazed timber door to front elevation.

Inner Hallway

Utility/Boot Room

Ceramic tiled flooring, partitioned dog shower, plumbed for sink and washing machine, sealed unit double glazed windows to gable and rear elevations.

Service Room

Power supply, hot water plant and machinery including pressurised hot water system.

Study/Playroom

Sealed unit double glazed timber window to rear elevation, wall mounted TV point.

Cloak Room

Comprising ceramic square bowl sink with chromed wall mounted mixer tap set on timber and hand painted plinth, low level 'Duravit' w.c, half timber panelled walls, extractor fan, ceramic tiled flooring.

Kitchen

Timber tread staircase leading from reception hallway with feature glazed and timber handrail balustrade, partially ash boarded floor and tumbled edge ceramic

floor tiles. Floor mounted cast iron multi fuel stove. Range of high quality bespoke kitchen furniture by 'Laurel Farm' with hand painted timber and complimentary granite work surfaces, double bowl ceramic 'Belfast' sink with chromed mixer tap. Built in fridge drawers by 'Hotpoint', built in 'Gorenje' freezer. Separate large crockery cabinet with cupboards and drawers beneath. Built in wine cooler. Five oven electric 'AGA' in pewter, LED ceiling lighting. Sealed unit double glazed timber windows to rear and gable elevations, separate personnel door. Sealed unit double glazed concertina folding triple doors with large top window to front elevation.

First Floor

Staircase

Open tread ash staircase with complimentary ash and glazed balustrade.

Landing

Open return landing with matching ash and glazed minstrel style balustrade, original timber truss ceiling.

Particulars of sale

Bedroom One

Original timber truss beams to ceiling, sealed unit double glazed timber window to gable elevation, feature half timber panelled walls, feature flue from ground floor log burner providing additional heating to the room.

Ensuite Shower Room

Tumbled edge ceramic floor and shower tiles, wall mounted monsoon style chromed shower fitment with chromed control and hand shower. Twin circular bowl wash hand basins with high stand chromed mixer taps set on granite and hand painted timber plinth, 'Duravit' low level w.c, sealed unit double glazed timber window, timber beamed ceiling, LED lighting.

Bedroom Two

Sealed unit double glazed timber windows to gable elevation, twin slot windows to rear elevation. LED lighting, timber staircase leading to mezzanine shower and dressing area.

Mezzanine Ensuite Shower Room

Ceramic timber style boarded flooring, open ceramic tiled and glass screen shower with wall mounted monsoon style shower. 'Duravit' wash hand basin, 'Duravit' low level w.c, half panelled walls, original timber beamed ceiling, extractor fan, LED lighting.

Bedroom Three

Sealed unit double glazed timber window to inner elevation, 'Velux' skylight. Timber boarded eaves storage with lighting.

Ensuite Shower Room

Ceramic tiled shower walls and glazed screen with wall mounted monsoon style shower fitment, 'Duravit' wash hand basin, 'Duravit' low level w.c, ceramic timber style boarded flooring, half timber panelled walls, 'Velux' skylight, extractor fan, LED lighting.

Mezzanine Bedroom Four

With timber beamed ceiling, LED lighting, timber staircase and balustrade, 'Velux' skylight.

Ensuite Shower Room

Dressing area with ensuite shower. Chromed monsoon style shower with ceramic tiling and glazed screen, 'Duravit' wash hand basin with chromed mixer tap, 'Duravit' low level w.c, ceramic timber effect boarded flooring, timber panelled walls, LED lighting, extractor fan.

Bedroom Five

Original timber truss ceiling, original stone arched barn entrance. Triple sealed unit double glazed timber windows to rear elevation.

Ensuite

'Duravit' wash hand basin, 'Duravit' low

level w.c, ceramic timber style boarded flooring with plumbing for shower.

House Bathroom

All plumbing available to install a two piece bathroom suite with sealed unit double glazed window to the natural stone atrium to the gable elevation.

External

To the front elevation is a stone flagged patio area with original dry stone retaining wall. To the rear gable elevation are rockery areas. Raised lawned garden to the front of the property, separate timber fenced paddock. Detached timber stable building with external power source. To the rear of the property is a freestanding 'Aermec' twin fan air source heating plant.

Services

Mains electricity, water supplied from Leagram Hall Estate main supply. Private septic tank located in an adjacent field with full access and maintenance rights installed at the time of development.

Tenure

Freehold with the benefit of vacant possession upon completion.

Access Rights

The adjacent farmer has access rights to the rear of the property wide enough for a quad bike.

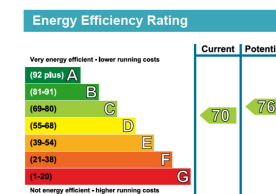
Access Road

The property has a private access road to Twinsbrook Road with cattle grid and fencing.

Architects Certificate

The property was developed in 2015 and full architects' certificates are available.

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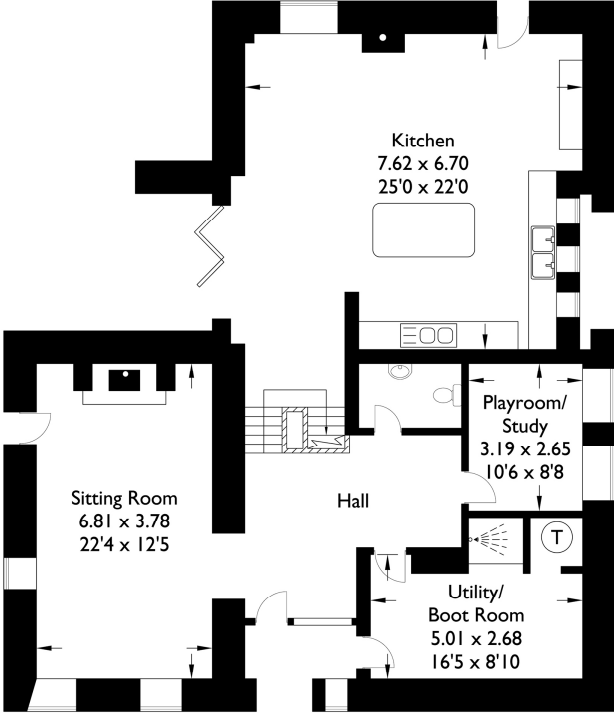
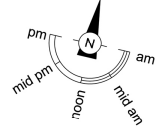
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Approximate Gross Internal Area : 269.17 sq m / 2897.32 sq ft

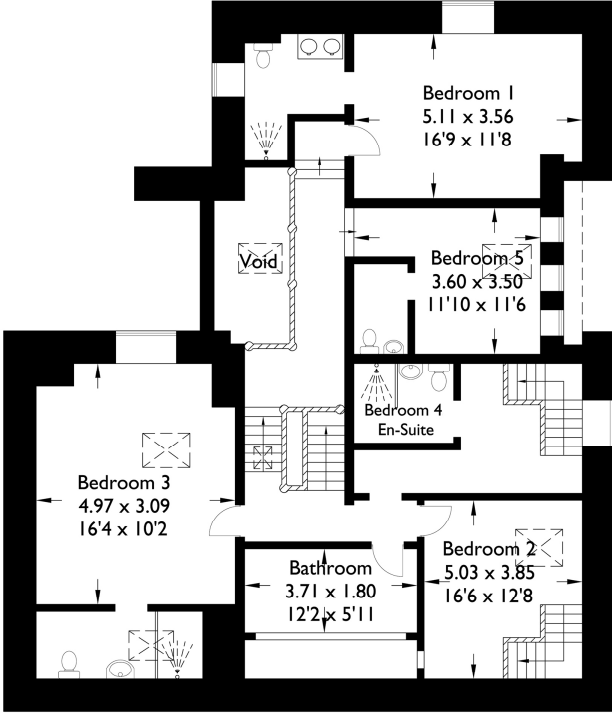
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 Restricted Head Height

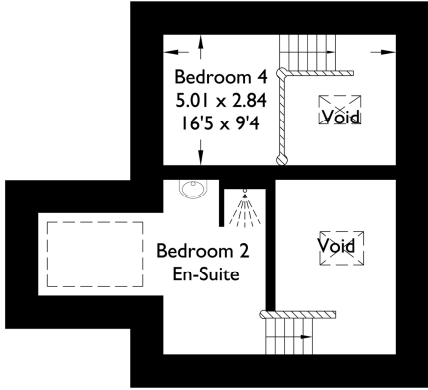
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Second Floor







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