



Beacon Holme

Whalley Road | Simonstone | Lancashire | BB12 7HT

MSW HEWETSONS



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Guide Price of £725,000

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A very rare opportunity to purchase a distinctive detached stone house in a popular and accessible residential area with the benefit of a secondary house to the rear suitable for additional family accommodation.

The main house is of traditional double fronted bay construction and has been significantly upgraded and improved by the present owners with a quality recently installed high-tech kitchen. Simple and tasteful decor throughout.

Little Holme a secondary detached cottage house is ideal for a dependent relative or additional accommodation, again this property is beautifully presented throughout.

The property has lawn garden areas to the front and rear and ample parking between the two properties.

Good local facilities and easy access to the motorway network making this property commutable for the main business centres of the North-West.

Construction

The property is constructed of traditional course stonework with pitched slate roof supported on timber.

Accommodation Comprising

Entrance Porch

Double glazed leaded double doors with courtesy light over, timber panelled walls.

Under Stairs Storage

Electrical service unit, skirting level additional storage.

Reception Hallway

Multi paned and glazed doorway leading from entrance porch, timber panelled walls, double panel central heating radiator, original stained glass leaded window to rear elevation, traditional timber staircase leading to first floor accommodation, coved ceiling.

Lounge

'Adams' style fireplace with ivy leaves decoration, inset living gas fire with marble surround and hearth. Double glazed upvc bow window with stone mullions, double panel central heating radiator, wall friezes, coved ceiling.

Dining Room

Double glazed upvc leaded bow window with stone mullions to front elevation, double panel central heating radiator, wall friezes, coved ceiling.

Dining Kitchen

Recently installed high quality kitchen in white laminate with complimentary grey quartz work surfaces and adjoining breakfast peninsula bar. Composite 'Belfast' sink with splashbacks and surround with brushed steel mixer tap. Built in 'Neff' combination grill and

microwave with warming tray beneath. Built in 'Neff' oven. Built in ceramic 'Neff' hob with 'Faber' extractor hood over. Built in fridge and freezer. Built in glass fronted wine cooler. Built in 'CDA' dishwasher. Double glazed leaded bay window, slate style ceramic flooring, double panel central heating radiator, coved ceiling, ceiling spot lighting.

Rear Hallway

Double glazed leaded rear door with side windows, upvc roofing, laminate flooring, double panel central heating radiator.

Utility Cupboard

Plumbing for washing machine and dryer.

Cloak Room

Pedestal wash hand basin, low level w.c, ceramic tiled walls, double glazed upvc leaded window to rear elevation, wall mounted radiator towel rail.

Particulars of sale

First Floor

Staircase

Traditional timber staircase with newel posts, handrail and spindles.

Landing

Open landing with matching balustrade. Upvc double glazed leaded window to front elevation, single panel central heating radiator, inner archway leading to secondary landing area with upvc double glazed leaded side window.

Linen Store

Walk in linen store with fitted shelving and upvc double glazed leaded window to rear elevation.

Principal Bedroom

Upvc double glazed leaded stone mullioned window to front elevation, range of high quality fitted wardrobes and bedside units with matching knee hole dressing table. Double panel central heating radiator, coved ceiling.

En Suite Shower Room

Fully tiled shower cubicle with electric shower fitment, pedestal wash hand basin, low level w.c., timbered ceiling, half ceramic tiled walls, upvc double glazed window to gable elevation, double panel central heating radiator.

Bedroom Two

Upvc double glazed leaded window with stone mullions to front elevation, wash hand basin, double panel central heating radiator.

Bedroom Three

Upvc double glazed leaded window to rear elevation, double panel central heating

radiator.

House Bathroom

Three piece suite comprising handle grip panelled bath with chromed antique style tap and hand shower, pedestal wash hand basin, low level w.c., half ceramic tiled walls, double panel central heating radiator, extractor fan, upvc double glazed leaded window to rear elevation.

Workshop/Boiler Room

Accessed from outside, a useful store and workshop with wall mounted gas boiler supplying domestic hot water and central heating, single drainer stainless steel sink, upvc double glazed leaded window, plumbed for washing machine.

Little Holme

A detached annexe cottage situated to the rear of the principal house.

Construction

Constructed of brickwork with stone coin head windows, white painted external rendering and pitched slate roof supported on timber.

Accommodation Comprising

Living Kitchen & Dining Area

Upvc double glazed leaded windows to front and gable elevations, upvc double glazed French doors, dressed stone 'Adams' style fireplace with floral corners, living gas fire with stone surround and hearth. The kitchen area has a range of high quality fitted base and wall units with black granite work surfaces, composite 'Belfast' sink with brushed steel mixer tap, built in 'Prima' electric oven with four ring induction hob, built in fridge. Tiled flooring to kitchen area, double

panel central heating radiator, coved ceiling, under stairs storage with timber louvered door.

Garage/Gym

Accessed from the main living area is a single attached garage presently used as a gym and utility room with up and over door with side personnel door, wall mounted gas boiler providing central heating and domestic hot water, plumbed for dishwasher and dryer.

This portion of the property could be easily converted to additional living accommodation subject to the necessary planning consents and building regulations.

First Floor

Bedroom

Open bedroom area utilising most of the first floor with fitted wardrobes, double panel central heating radiator, ceiling spotlighting, 'Velux' skylight and upvc double glazed leaded window to gable elevation.

Open landing area with feature double glazed diamond leaded arched window to front dormer, two single panel central heating radiators, ceiling fan, ceiling spotlighting, 'Velux' skylight.

Shower Room

Three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin, low level w.c., half ceramic tiled walls, single panel central heating radiator, 'Velux' skylight, ceiling spotlighting, extractor fan.

External

The property is approached off the main highway onto a private driveway leading to a large tarmac parking area between the principal house and Little Holme.

Gardens

Lawned garden and planted borders to the front and lawned garden to the rear with stone flagged patio areas.

Services

Mains electricity, mains, gas, mains water, mains sewerage.

Heating Systems

The principal house and Little Holme both have independent gas boilers providing central heating and domestic hot water.

Council Tax

Beacon Holme council tax band F. Little Holme council tax band A with annexe discount. Both payable to Ribble Valley Borough Council.

Leasehold

Leasehold for the residue of a long term, subject to the payment of a nominal ground rent.

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.

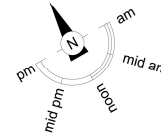
Beacon Holme

Approximate Gross Internal Area : 166.65 sq m / 1793.80 sq ft

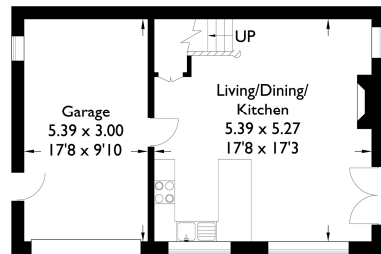
Garage : 16.17 sq m / 174.05 sq ft

Annex : 89.82 sq m / 966.81 sq ft

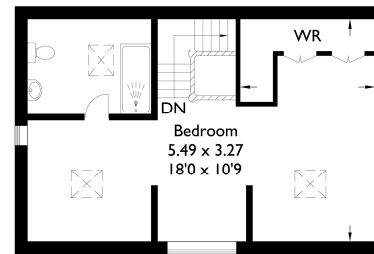
Total : 272.64 sq m / 2934.67 sq ft



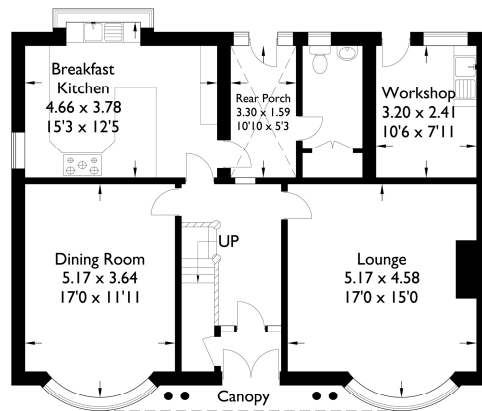
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



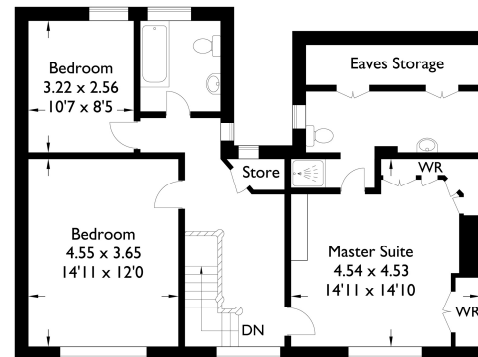
Annex/Garage
Ground Floor



Annex/Garage
First Floor



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Little Holme Kitchen, Living Area and Bedroom





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