



Hill Carr

72 Carr Hill Road | Barrowford | BB9 6QG

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Surveyors • Estate Agents





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County Register

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Guide Price £1,100,000

Paddock by separate negotiation

Truly magnificent detached private house situated in a popular residential area set in mature tended gardens of approximately two acres with a further paddock available by separate negotiation.

The property has been meticulously maintained and improved and offers spacious well proportioned family accommodation and retains much of its original character and period built quality. The property is located only a few minutes drive from junction 13 of the M65 therefore making it accessible for the major business centres of the Northwest including Manchester, Leeds and Preston.

Entrance porch

Full panelled entrance hall with original decorative tiled floor and mat well, large mahogany door leading to reception hallway and feature coving throughout.

Reception hallway

Full panelled walls with original coving and stairs leading to first floor. There is a generous understairs store cupboard supplying ample space for coats etc.

Snug

Sandstone fireplace and hearth with inset living-flame gas fire along with two stone mullion windows with the original lead inserts, original coving and high skirtings to add to the character of this room.

Cloak room

Consisting of a 'Mills & Scott' low-level WC and one piece sink base unit, original leaded windows inset into stone mullions and decorative coving.

Sitting room

This room is dominated by a large bay window with stone mullions and original leaded windows with original openings looking out onto manicured gardens. The fireplace has a decorative timber surround with marble hearth with coal fire. Original coving, high skirtings and marble window cills are still in place and continues the stream of original features and the charms this property has to offer.

Formal dining room

This room can comfortably take an eight to ten seater table and has a large original window with five stone mullions with original windows and original openings, two ceiling roses, original skirtings, coving and part-panelled walls.

Sun lounge

With leaded windows with double doors opening onto the gardens. There are windows to three sides and a generous storage cupboard with original door. The sun lounge also opens on to the drawing room and dining room.

Particulars of Sale

Rear hallway

Leading to kitchen.

Dining kitchen

A recently installed contemporary 'Mills & Scott' kitchen comprising of a range of wall and base units, centre Island all with granite tops, travertine floors, 'Amana' built-in American fridge/freezer, 'Neff' double ovens and grill with 'Neff' warming drawer, 'Neff' ceramic hob with extractor over. Built-in 'Gaggenau' wine cooler cabinet, dishwasher and 1½ bowl sink with drainer. The kitchen runs with the style of the house and has stone mullion windows, granite cills, under unit lighting, low-voltage downlighting, French doors leading onto rear patio and rear manicured gardens. To the far end of the kitchen is ample space for a six to eight seater table.

Pantry

Original pantry with slate shelving and original tiled floor.

Rear hall

Two large picture windows with flag stone cills are to either side of a part-glazed uPVC door, the room also has coving and decorative ceiling rose. This is used as the everyday main entrance.

Utility room

A range of wall and base units supplying ample space for extra storage, also supplying plumbing for washer and dryer. Amtico flooring, 1½ bowl sink, generous size storage cupboard, extra space for fridges and freezers and downlighting and coving.

WC

Comprising of a two-piece suite with low-level WC, wall-mounted wash hand basin, part tiled walls, Amtico flooring, stone mullion window and ceiling light point.

Study

This office has a stone mullion window looking onto rear garden, 'Karn Dene' flooring, ceiling rose and storage cupboard.

Garage

A double garage with a fitted range of wall and base units incorporating stainless steel sink, electric roller shutter doors, strip lighting, pedestrian side door and two side windows with stone mullions. Ladder access to loft storage above. To the rear of the garage is access to gym.

Gym

This room could have a wide range of uses such as further bedrooms, offices or storage. This room has two stone mullion windows, radiator, built-in wardrobes and cupboards along with a base unit incorporating a 1½ bowl sink and built-in refrigerator.

Cellar

Home to gas boiler - new summer 2009, original coal chute, drains to one corner and gas meters.

First floor

Approached via half return staircase with part panelled walls with large mullion windows with decorative lead inset designs and marble cills.

Landing

The landing has original coving, part panelled walls, wall lights and large airing cupboard with hot water tank.

Master bedroom

A true master bedroom dominated by a bay window and side window both with stone mullions. The room has a range of fitted furniture, as well as a feature window seat, his and her wardrobe, dressing table and chest of drawers.

En-suite bathroom

Consisting of a four-piece suite comprising of panel bath, bidet, low-level WC and his and her sinks. Part tiled walls, part mirrored wall, downlighting, high skirting board, radiators and access to loft areas.

Bedroom two

A second double bedroom with built-in 'Mills & Scott' dressing table, cupboards and drawers with original coving and ceiling rose. Mullion windows looking onto manicured gardens.

En-suite

Built-in vanity unit with white sink with chrome mixer taps, low-level WC, tiled splashback and mains pressure corner shower.

Bedroom three

A third double bedroom with built-in wall, base units with double wardrobe, desk, side tables and dressing table. Original coving, stone mullion windows looking across onto rear gardens.

En-suite

Low-level WC, white sink in a base unit with chrome mixer taps, stone mullion window looking out onto gardens. Leading off en-suite is a good size dressing room with built-in shelves and units.

Bedroom four

A fourth double bedroom with windows to front and side elevations, also with mullions windows, built-in vanity unit with white bowl and chrome mixer tap.

House bathroom

Containing three-piece suite by 'Mills & Scott' comprising of panel bath, sink with base unit and chrome mixer tap, mirror over, stone mullion window and corner mains power shower. Storage cupboard to one corner.

WC

Separate low-level WC, wash hand basin with mixer tap, stone mullion window and coving.

External

The property is approached via a sweeping tarmac drive with electric gates leading to a turning circle with the centre being mainly laid to lawn, leading off to a parking area for up to five vehicles and to the entrance of the double garage. All this area is surrounded by mature herbaceous borders and a well defined fence line.

The main garden is laid mainly to lawn with a centre wall rose garden with box hedging borders, deep surrounding flower beds, mature flowers, shrubs and trees. There is a large flag stone pathway leading from the front around both sides to the rear where it opens onto a large patio area and to one end there is an original Victorian greenhouse this has been partly re-glazed and restored with power and lighting installed.

The rear gardens consist of a large expanse of lawns with mature flower bed borders, flag stone pathway leading across to a gentle meandering stream that feeds into small rock pools and eventually a large fish pond. To the side of the fish pond is a gravel circular seating area an ideal space for barbecues. To the top side of the rear garden there is a timber summer house.

Stables

A flag stone footpath continues beyond the rear garden and leads you to an area housing two timber stables and shelter all on concrete pad with power and water installed. Off this area is a wooded piece of land with a track leading to large gates opening onto the main road. This area is all fenced in and has mature Fir trees borders.

Land

There is approximately 5.5 acres of land to the rear of this property which is for sale by separate negotiation and a site map is available in the office.

Outbuilding

The building is split into three, one section is a garden tool shed with power and light installed, one is general log and coal store and the third for machinery and equipment store.

Services

Mains gas, mains electricity, mains drainage and mains water.

Tenure

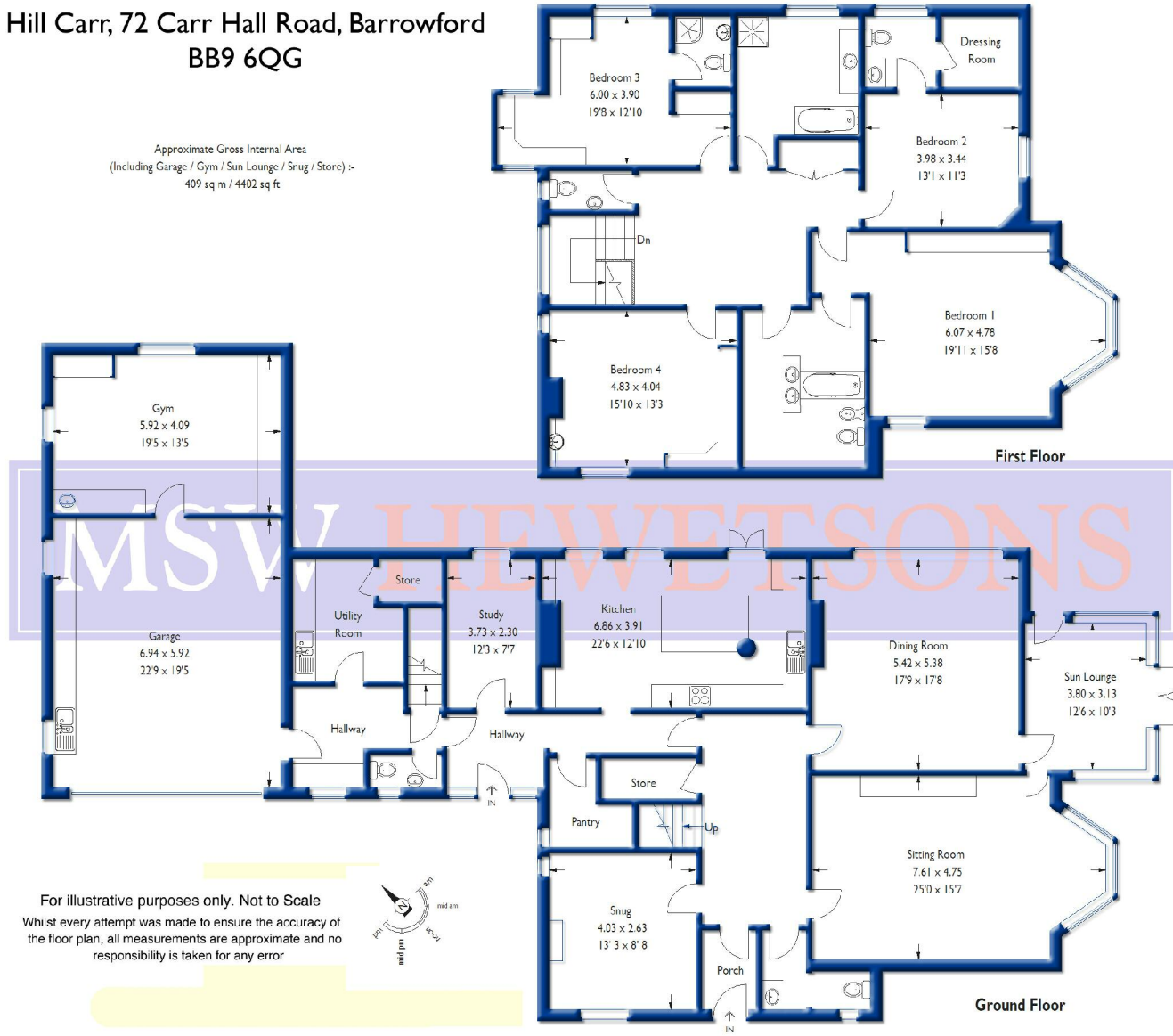
Freehold with vacant possession upon legal completion.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
44 45		49	
England & Wales 29/02/2012/EC		England & Wales 29/02/2012/EC	

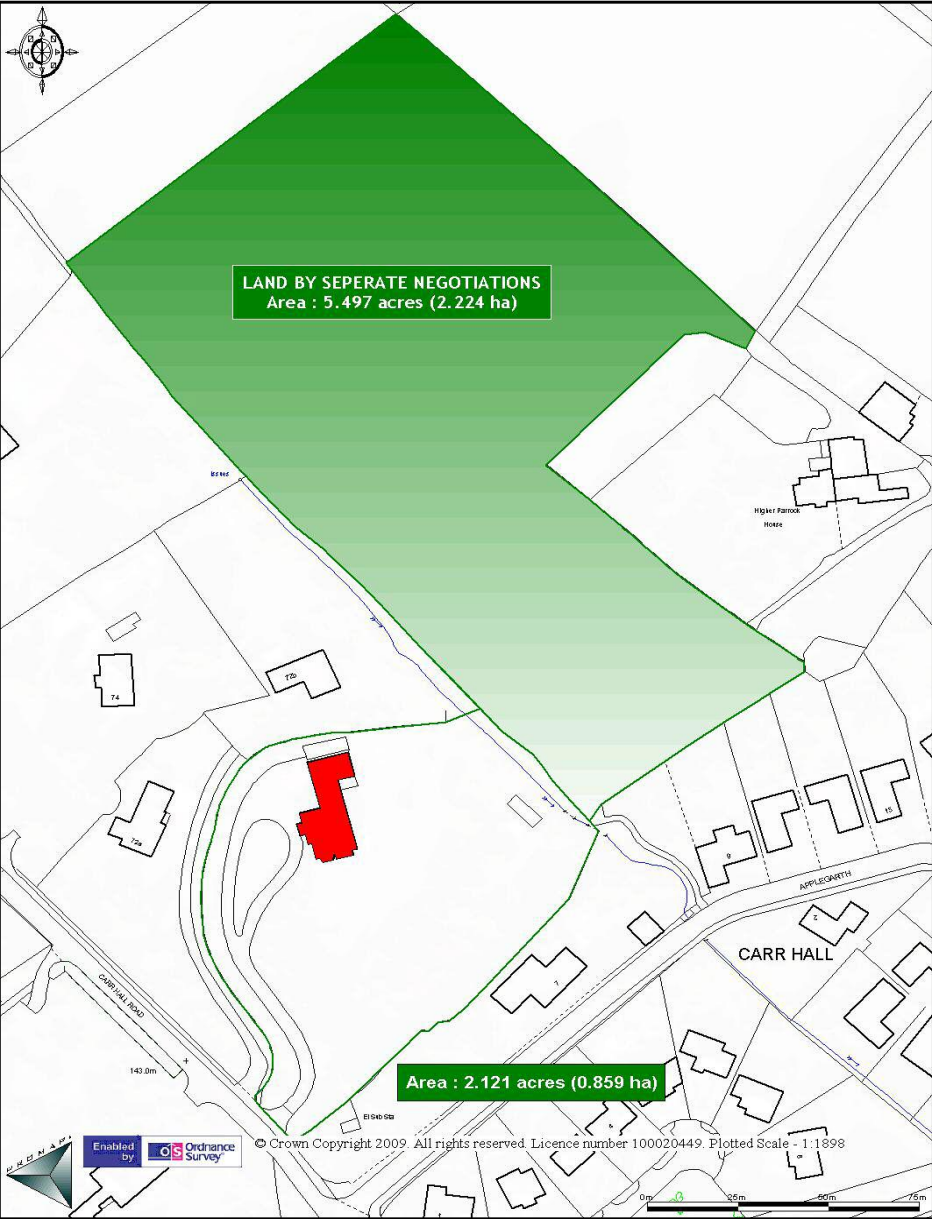
Hill Carr, 72 Carr Hall Road, Barrowford BB9 6QG

Approximate Gross Internal Area
(Including Garage / Gym / Sun Lounge / Snug / Store) ->
409 sq m / 4402 sq ft



Site and Location Plans

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







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