



14 The Courtyard

Woodfold Hall | Blackburn | BB2 7QA

MSW HEWETSONS

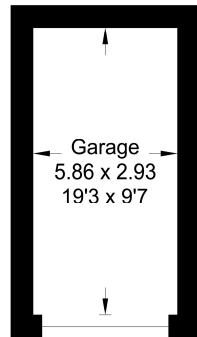
14 The Courtyard, Woodfold Hall

Approximate Gross Internal Area :- 113.0 sq m / 1216.0 sq ft

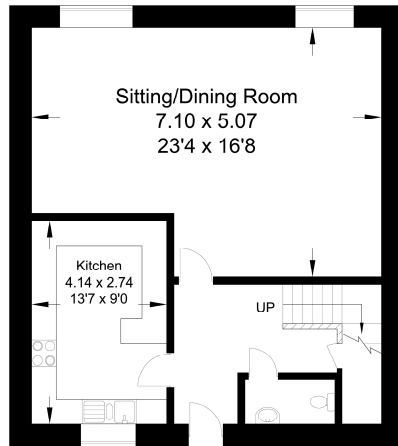
Garage:- 17.0 sq m / 183.0 sq ft

Total :- 130.0 sq m / 1399.0 sq ft

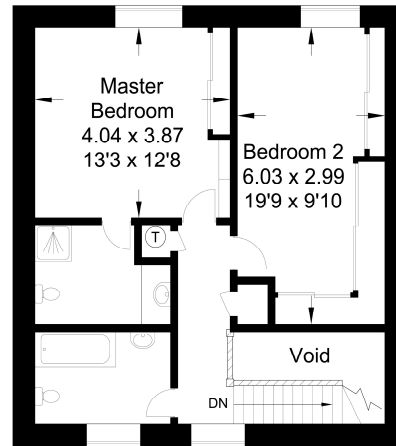
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage



Ground Floor



First Floor



14 The Courtyard

Guide Price of £375,000

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This is a two storey mews apartment in the rear eastern wing of Woodfold Hall and has the advantage of lovely views at both ground and first floor to mature parkland. The property has a range of high quality fitments and co-ordinated decorations. The property has the benefit of hardwood oak doors throughout.

The property offers unique life style living within this secluded and prestigious development and is ideal for the owner who lives abroad or as a second home as it is secure and maintained in the owner's absence.

Reception hallway

Sealed unit double-glazed timbered entrance door with decorative double-glazed leaded top light, recessed mat well, wall-mounted double panel central heating radiator with thermostatic control, low-voltage brushed steel spotlighting

Cloak room

Ceramic limestone tiled floor, bracket wash hand basin with chromed mixer tap ceramic tiled splash backs, low-level WC, double panel central heating radiator with thermostatic control, extractor fan, low-voltage brushed steel ceiling light. Solid oak panelled doorway.

Understairs storage

Oak panelled door.

Sitting room and dining area

Sitting room

Sealed unit double-glazed hardwood full wall timber window affording magnificent views to the gardens and parkland of Woodfold Hall. Double panel central heating radiator with thermostatic control. Brushed steel light switches and power points, brushed steel low-voltage ceiling spotlighting.

Dining area

Sealed unit double-glazed hardwood picture windows with views to garden areas and parkland. Double panel central heating radiator with thermostatic control, low-voltage brushed steel ceiling lights.

Breakfast kitchen

Range of high-quality fitted kitchen furniture including base and wall fitments with high-quality laminate fronts with brushed steel handles. Built-in 'Bosch Gourmet' fan-assisted electric grill and accompanying 'Bosch' fan-assisted electric oven, built-in 'Bosch' fridge, built-in 'Bosch' freezer, built-in 'Bosch' dishwasher, four-ring 'Bosch' ceramic hob with accompanying brushed steel extractor over, ceramic tiled splash backs, timber effect worktops with solid block timbered breakfast bar, sealed unit double-glazed hardwood window to rear elevation with views to rear courtyard gardens, double panel central heating radiator with thermostatic control and ceramic tiled floors. Brushed steel power points, light switches and low-voltage spotlighting to ceiling. Extractor fan.

First floor

Staircase

Traditional return staircase with carved timber newel posts and spindles, solid timber handrail, half landing with return to main landing.

Main landing

Sealed unit double-glazed hardwood timber window to rear elevation, double panel central heating radiator with thermostatic control, brushed steel spotlight fitment to ceiling

Particulars of sale

Bedroom one

Double panel central heating radiator with thermostatic control, sealed unit hardwood double-glazed window to front elevation with spectacular long-distance views to Woodland Fold gardens and parkland. Bespoke range of high-quality fitted bedroom furniture by 'Karl Joseph' including full wall wardrobes, cupboards drawers and headboard. Brushed steel light switches, power points and low-voltage spotlighting to ceiling.

En-suite shower room

Comprising fully tiled shower cubicle with chromed shower fitment, low-level WC, 'Villeroy & Boch' ceramic basin with 'Hansgrohe' chromed mixer tap with decorative tiled plinth and recess, half-ceramic tiled walls, ceramic tiled floors, wall-mounted chromed radiator towel rail, low-voltage brushed steel spotlighting to ceiling and extractor fan.

Bedroom two

Bespoke range of high-quality fitted bedroom furniture by Karl Joseph including wardrobes and drawers. Sealed unit hardwood double-glazed timber window with magnificent views to Woodland Fold gardens and parkland, double panel central heating radiator with thermostatic control, brushed steel power points and light switches, low-voltage spotlight to ceiling.

House bathroom

Containing three-piece suite comprising 'Villeroy & Boch' bath with 'Hansgrohe' chromed mixer tap and shower fitment over, ceramic pedestal wash hand basin on feature timbered pedestal with chromed mixer tap, low-level WC, double panel central heating radiator with thermostatic control, sealed unit hardwood double-glazed window to rear elevation, brushed steel low-voltage spotlighting to ceiling and extractor fan.

Laundry

Useful airing cupboard. Laundry with Baxi multipoint boiler and Bosch Washer/Dryer

Linen Store

With fully fitted timber shelving

External

Garden

The property has the benefit of a communal courtyard garden to the rear and private seating area which is maintained within the development.

Parking

Designated parking position together with single garage with light, electricity supply and electric door. There is also a large open visitors parking area within the development.

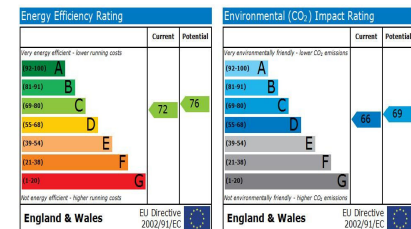
Tenure

Leasehold commenced in 2006 on a 250 year lease.

Services

LPG central heating and hot water via a Baxi combination boiler, mains water, sewerage to private treatment plant. Mains electricity, security system installed. There is an annual Management charge of £2046 per annum which contributes to the maintenance of the communal grounds.

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01200 42 41 42 www.mswhewetsons.co.uk

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