



The Manor House

Twiston | Clitheroe | BB7 4DD

MSW HEWETSONS



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Guide Price of £1,295,000

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A beautiful detached period manor house and cottage situated in an idyllic rural setting within an Area of Outstanding Natural Beauty, with spectacular rural views to the Ribble Valley and the Three Peaks beyond. The property is Grade II Listed and retains much of its original character but has been tastefully and extensively renovated to offer well proportioned family accommodation. Built in 1719 by James Starkie, this is the fourth Manor House on this site since the De Twistleton family's first occupation in the year 1182.

Construction

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

Accommodation

Ground Floor

Reception Hallway

Stone flag floor, traditional radiator, and original dressed stone arched fireplace and chimney breast with cylinder stand propane gas stove.

Half Cellar

With four stone steps leading to an excellent wine cave with original stone floor.

Inner Hallway

Feature archway leading from reception hallway. Stone flag floor.

Cloaks

Wash hand basin with mixer tap, low-level WC, fitted cupboards and shelving, ceramic tiled floors, timber glazed window to front elevation, traditional radiator and cloaks hanging, plus substantial five-shelved boot cupboard.

Drawing Room (rear south west elevation)

Spectacular original stone columned and carved fireplace built of stone said by English Heritage to originate from Sawley Abbey following the Reformation and with original stone columned recessed niches and cast-iron multi-fuel stove.

Original timber beamed ceiling supported on stone corbels, original stone mullion windows to front elevation with sealed unit double-glazed timber windows and window seat, traditional radiator, double-glazed timber door to rear patio and garden areas.

Snug Room (front north west elevation)

Original stone arched Ingle Nook fireplace with raised flag hearth with cast-iron multi-fuel stove, traditional radiator, stone mullion and secondary double-glazed windows to front elevation and original beamed ceilings.

Dining Room (rear elevation)

Stone columned and timber mantel fireplace with cast-iron stove, traditional radiator, original stone mullion windows with sealed unit double-glazed timber windows and window seat, original timber beamed ceiling on stone corbels and serving hatch to kitchen.

Kitchen (rear elevation)

Double four-oven oil-fired Aga providing all hot water, range of fitted pine and free-standing kitchen furniture with double drainer stainless steel sink unit and mixer tap, stone mullion windows to rear and gable elevations, ceramic tiled floors, low-voltage spotlighting to ceiling and traditional radiator. Plumbed for automatic washing machine and dishwasher.

Pantry

Timber glazed window to gable elevation, fitted shelving and ceramic tiled floor.

Broom Cupboard

Ceramic tiled floor and fitted shelving.

Rear Porch

Ceramic tiled floor and timber stable door.

First Floor

Staircase

Traditional low rise wide staircase with timber newel post, handrail and spindles and half landing window.

Main Landing

Timber balustrade, stone mullion windows to front elevation and fitted oak bookshelf. Landing store cupboard.

Bedroom One (rear southwest elevation)

Original stone mullion window to rear elevation with double-glazed timber windows, traditional radiator, original timber ceiling and his and hers fitted timber wardrobes.

Bedroom Two (rear south elevation)

Original stone mullion windows, sealed unit double-glazed timber windows and traditional radiator.

Bedroom Three (front northwest elevation)

Stone mullion windows with single-glazed timber windows, double traditional radiator, fitted cupboards, wardrobes and book shelving. Original timber trussed ceiling.

Particulars of sale

Bedroom Four (rear southeast elevation)

Stone mullion windows with sealed unit double-glazed timber windows to rear elevation and stone mullion window with single-glazed timber window to gable elevation. Traditional radiator.

House Bathroom (front northeast elevation)

Containing four-piece suite comprising panel bath with shower fitment, pedestal wash hand basin and low-level WC. Half ceramic tiled walls and heated towel rail. Single-glazed timber windows to gable and front elevations.

House Shower Room

Containing four-piece suite comprising fully tiled 'Mira' shower, pedestal wash hand basin, low-level WC, bidet, fully ceramic tiled walls, heated towel rail and single-glazed timber window to gable elevation.

Linen Store

Large walk-in linen store with single-glazed timber window to front elevation and cylinder with fitted shelving.

Second Floor

Staircase

Large attic bedroom / playroom

Two large eaves storage cupboards plus separate substantial loft which will readily convert to another bedroom or to an en-suite facility.

Satellite TV and Broadband connections in separate loft area.

External

Outbuildings

Main Garage Block

To the side east elevation of the principal house is a recently constructed substantial stone garage and office block which comprises a double garage with sturdy steel and timber automatic door, sealed unit double-glazed timber windows to gable and rear elevations, side entrance door, light, power and water installed. Above the garage / office block is a substantial boarded loft, with aluminium loft ladder, for use as excellent storage area.

Tractor Garage

Recently constructed timber and asphalt implement and mower storage garage.

Office Accommodation

Timber stable door and entrance hall.

Principal Office

Sealed unit double-glazed stone mullion windows to gable and rear elevations, light and power installed and fully serviced with Broadband to office block and principal house.

Office 2

Sealed unit double-glazed stone mullion timber window to front elevation, power, light and broadband installed.

Kitchenette

Single drainer stainless steel sink unit with fitted base and wall units and tiled splash backs.

Cloaks

Containing pedestal wash hand basin, low-level WC, ceramic tiled walls, extractor fan, sealed unit double-glazed timber window to rear elevation.

Boiler House

To the gable east elevation of the property is an integral boiler house housing floor-mounted 'Worcester' oil-boiler providing central heating and domestic hot water.

Gardens

Containing old bridle path converted to pleasant garden area with substantial original mounting stone. There is a large lawned garden area to the front north of the property with mature Ash and Sycamore trees. To the west gable elevation is an enclosed walled garden with central lawn and floral borders. To the rear south elevation is a beautiful stone flag patio garden separate raised and cobbled flower, fruit and vegetable gardens. Timber glazed potting shed.

Entrance to principal house across a cobbled driveway with twin stone column entrance with double hardwood entrance gates. Newly installed golden gravel driveway past Manor House Cottage to the principal house.

Services

Mains electricity, mains water and sewerage to private septic tank. Recently installed private bore hole with pump supply to the main house and to Manor House Cottage.

Tenure

Leasehold 200 years from 1963 at £5 p.a. ground rent. Plans are in hand to purchase the freehold of the property.

Council Tax

Band 'G'

MANOR HOUSE COTTAGE

Recently converted to an exceptional standard this detached cottage offers lovely accommodation as a guest cottage, holiday let or even a dependant relative's accommodation subject to the necessary planning permissions. The property is constructed of local coursed sandstone with pitched slate roof. The property has undergone a significant overhaul and now forms a comfortable well planned cottage with all modern facilities and high quality fixtures.

Entrance Porch

Oak boarded entrance door and part carpet part ceramic floor.

Utility Room

Sealed unit double-glazed timber window. Fitted base units with cupboards, single drainer sink unit with mixer tap, wall unit, plumbed for automatic washing machine and ceramic tiled floor.

Shower Room

High quality fitted shower room with 'Triton' shower with open panelled surround, wash hand basin in vanity unit, low-level WC, built-in cupboard, ceramic tiled walls and floor, sealed unit double-glazed timber window, wall-mounted electric radiator towel rail and low-voltage spotlighting. Automatic under floor heating.

Large Breakfast Kitchen

Range of high quality fitted base and wall units with complementary work surfaces including return peninsular breakfast bar. Composite sink fitment with drainer and chromed mixer tap. Built-in 'Lamona' four-ring induction hob with complementary 'Lamona' electric fan-assisted oven, glazed splashback and brushed steel extractor canopy. Built-in 'Lamona' microwave oven and built-in dishwasher. Timber boarded style Karndeal floor, sealed unit double-glazed timber windows to both front and rear elevations. Wall-mounted high

efficiency oil filled automatic electrically operated radiator and low-voltage spotlighting to ceiling.

Sitting Room

Sealed unit double-glazed timber window to front elevation, wall-mounted high efficiency oil filled automatic electrically operated radiator, free-standing 'Dimplex' log-effect fire on stone plinth and low-voltage spotlighting.

First Floor

Traditional timber staircase with automatic courtesy skirting lighting.

Bedroom One

Twin sealed unit double-glazed timber Velux windows to both front and rear elevations (four windows), wall-mounted high efficiency oil filled automatic electrically operated radiator.

Bedroom Two

Twin sealed unit double-glazed timber Velux skylights to front elevation, wall-mounted high efficiency oil filled automatic electrically operated radiator.

House Bathroom

Containing three-piece suite comprising corner bath with chromed waterfall mixer tap, low-level WC and pedestal wash hand basin. Twin sealed unit double-glazed Velux skylights, half ceramic tiled walls and wall-mounted radiator towel rail.

External

Garden fronted, stone flag entrance with courtyard and side parking.

Separate private septic tank.

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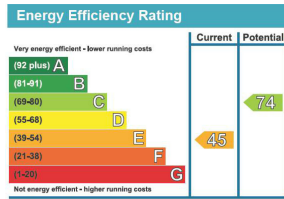
Approximate Gross Internal Area :-383.73 sq m / 4130.43 sq ft

Attic :- 98.51 sq m / 1060.35 sq ft

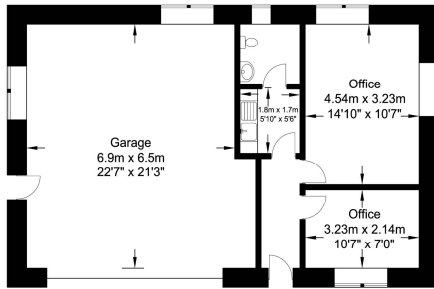
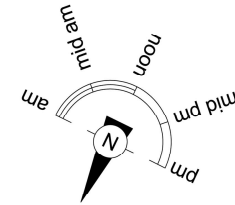
Garage :- 42.57 sq m / 458.21 sq ft

Cottage : 105.49 sq m / 1135.48 sq ft

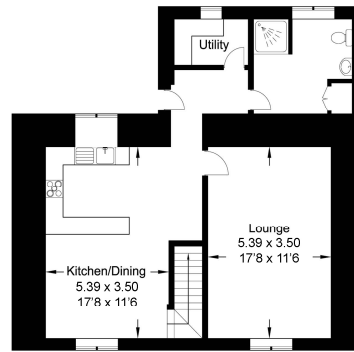
Total :- 630.30 sq m / 6784.49 sq ft



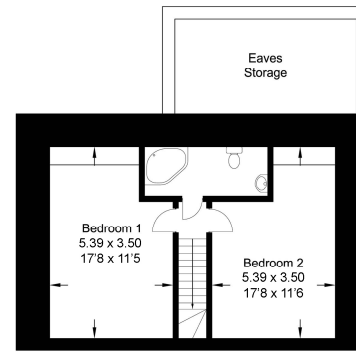
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



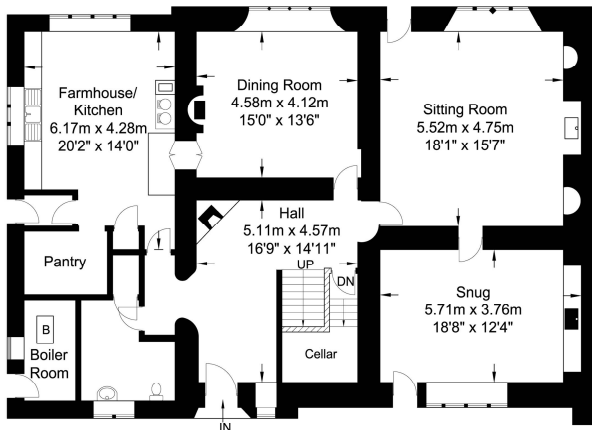
Garage



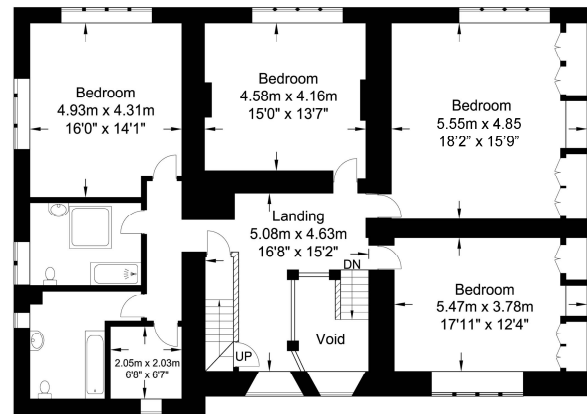
Cottage Ground Floor



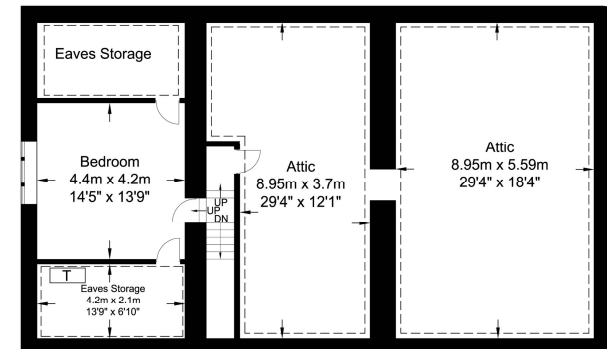
Cottage First Floor



Ground Floor



First Floor



Attic



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