



Dinckley Hall

Kenyon Lane | Dinckley | BB6 8AN

MSW HEWETSONS



Dinckley Hall

£1,000,000

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An historic detached period Hall situated on the bank of the River Ribble with spectacular rural views to the adjacent land owned by the property extending to approximately 21.5 acres or thereabouts. The history of the property has been significantly documented and traces back to the 13th century. The Hall stands in a sheltered situation within a small private hamlet of dwellings with easy access to the public highways to Preston and Blackburn or the M6 motorway.

The property has been sympathetically and carefully restored over a number of years and has a wealth of features with the principal living room being the great hall with the original timber trust ceiling being of particular note. The property also has the benefit of freehold fishing rights available with the purchase.

Reception Hallway

Sturdy oak door with original straps and gudgeons and lock. Decorative ceramic tiled floors, two high-stand radiators, original oak trusses and panelling. Understairs cloaks with low-level WC, pedestal wash hand basin, ceramic tiled decorative floor and high-stand radiator. Traditional oak staircase leading to first floor accommodation.

Hallway / Drawing Room

This is the principal reception room to the property with original oak trusses extending up to the first floor. Original stone arched

Inglenook fireplace with oil fuelled stove. To either side of the chimney breast are original stone mullion windows with sealed unit timber double-glazing. To the rear elevation is a large sealed unit double-glazed picture window. Three high-stand radiators, feature landing balustrade with oak banister.

Kitchen

Range of quality fitted base and wall units with complimentary work surfaces and tiled splash backs. Raeburn providing central heating and hot water with tiling above, stone mullion windows with sealed unit double-glazing to gable and front elevation. Double bowl sink with mixer tap, built-in eye-level grill and fan-assisted oven below. Built-in fridge and freezer. Timber beamed ceiling, stone flagged floor and timber door leading to outside.

Conservatory

Sealed unit double-glazed timber conservatory with ceramic tiled floor, oak

panelling and double French doors leading to a walled garden. Three high-stand radiators. Access door back to main hallway. Double oak beveled glass doors back to main reception room, double oak beveled glass doors leading to dining room.

Dining Room

Original large stone Inglenook style fireplace with open grate, timber parquet floor, oak paneled walls and timber trussed ceiling. Three high-stand radiators.

Rear Hallway

Original oak timber boarded door.

Inner Hallway leading to:

Office

Stone Inglenook fireplace with raised stone hearth and clear-view multi-fuel stove. Stone mullion windows to front and gable elevations with sealed unit double-glazed timber windows. High-stand radiator and original trussed ceiling.

Particulars of sale

Boiler / Utility Room

Belfast sink with hot and cold supply and 'Worcester' oil-boiler providing central heating and domestic hot water. Plumbed for automatic washing machine, fitted cupboards, timber beamed ceiling and stone mullion windows to gable and rear elevations.

First Floor

Landing

Open landing with feature oak balustrade, two stone mullion double-glazed windows to rear elevation, three high-stand radiators and original trussed beams.

Minstrels Gallery

Feature oak balustrade, timber boarded floor, sealed unit double-glazed window to rear elevation and inner gable. High-stand radiator.

Master Bedroom

Feature stone fireplace. Superb original timber trusses. Stone mullion windows to gable and front elevation, three radiators and fitted twin timber wardrobes.

En-Suite Bathroom

Containing four-piece suite comprising roll-top cast-iron bath boat with brass fittings. Pedestal wash hand basin, low-level WC and shower cubicle. Ceramic tiled walls and floors, high-stand radiator and heated brass towel rail. Stone mullion double-glazed timber window to front elevation. Original timber panelling, walk-in linen cupboard with storage.

Bedroom Two

Sealed unit double-glazed timber window to front elevation, high-stand radiator and stone fireplace. Integral wardrobe.

En-Suite Shower Room

Containing shower cubicle, pedestal wash hand basin and low-level WC. Ceramic tiled walls and heated towel rail.

Bedroom Three

Stone mullion windows to front and gable elevations and three high-stand radiators. Fitted walk-in wardrobe. Stone mullion windows to front and gable elevations and stone mullion window to rear elevation.

En-Suite Bathroom

Comprising panel bath with shower fitment over, pedestal wash hand basin and low-level WC. Ceramic tiled walls and floors and timber sealed unit double-glazed stone mullion window to gable elevation.

Entrance

The property is approached onto a private driveway through wrought iron gates.

Attractive lawned gardens to rear elevation with original stone walls. Separate lawned garden to front.

Timber garden building

Three bay parking area with concrete floors, light, power and water installed.

Office Workshop

With sealed unit double-glazed timber windows to gables.

Garden Store

With single-glazed timber windows.

External

Land

The property is set in land extending to 21.5 acres or thereabouts.

Fishing

The property has the benefit of approximately one mile of fishing rights to the River Ribble, full details available from agent upon request.

Tenure

Freehold with the benefit of their possession upon completion.

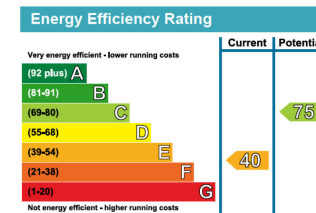
Services

Mains Electricity, mains Water and oil-fired central heating.

Council Tax

Band 'H'

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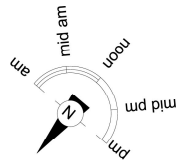


Dinckley Old Hall

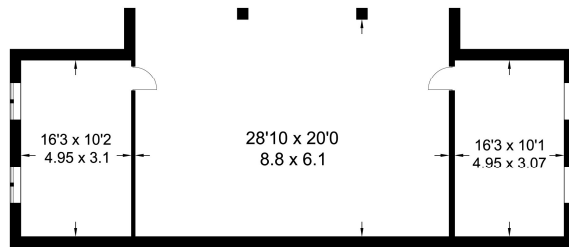
Approximate Gross Internal Area : 314.54 sq m / 3385.68 sq ft

Outbuilding : 85.46 sq m / 919.88 sq ft

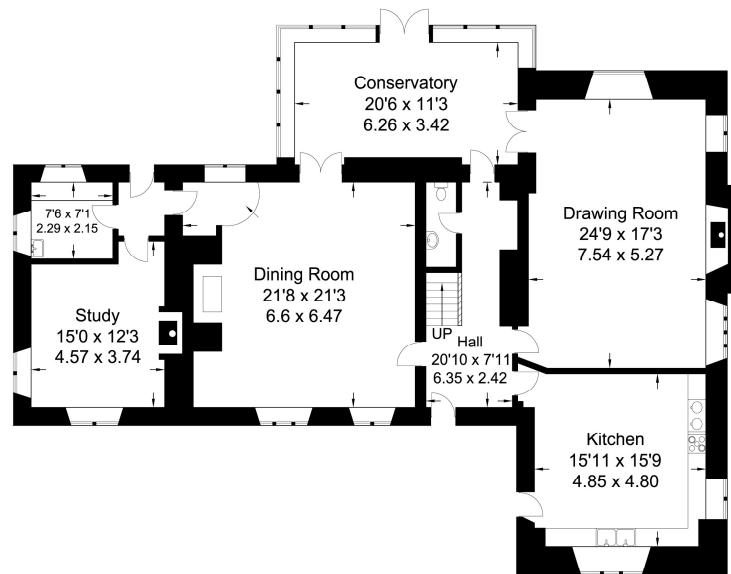
Total : 400 sq m / 4305.56 sq ft



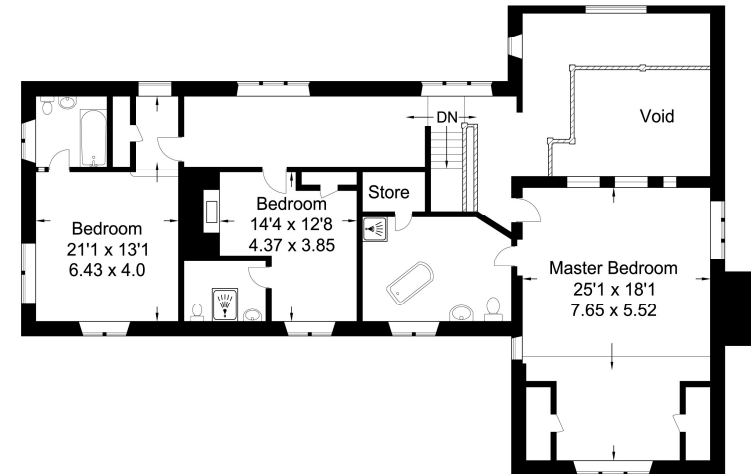
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the
floor plan, all measurements are approximate and
no responsibility is taken for any error



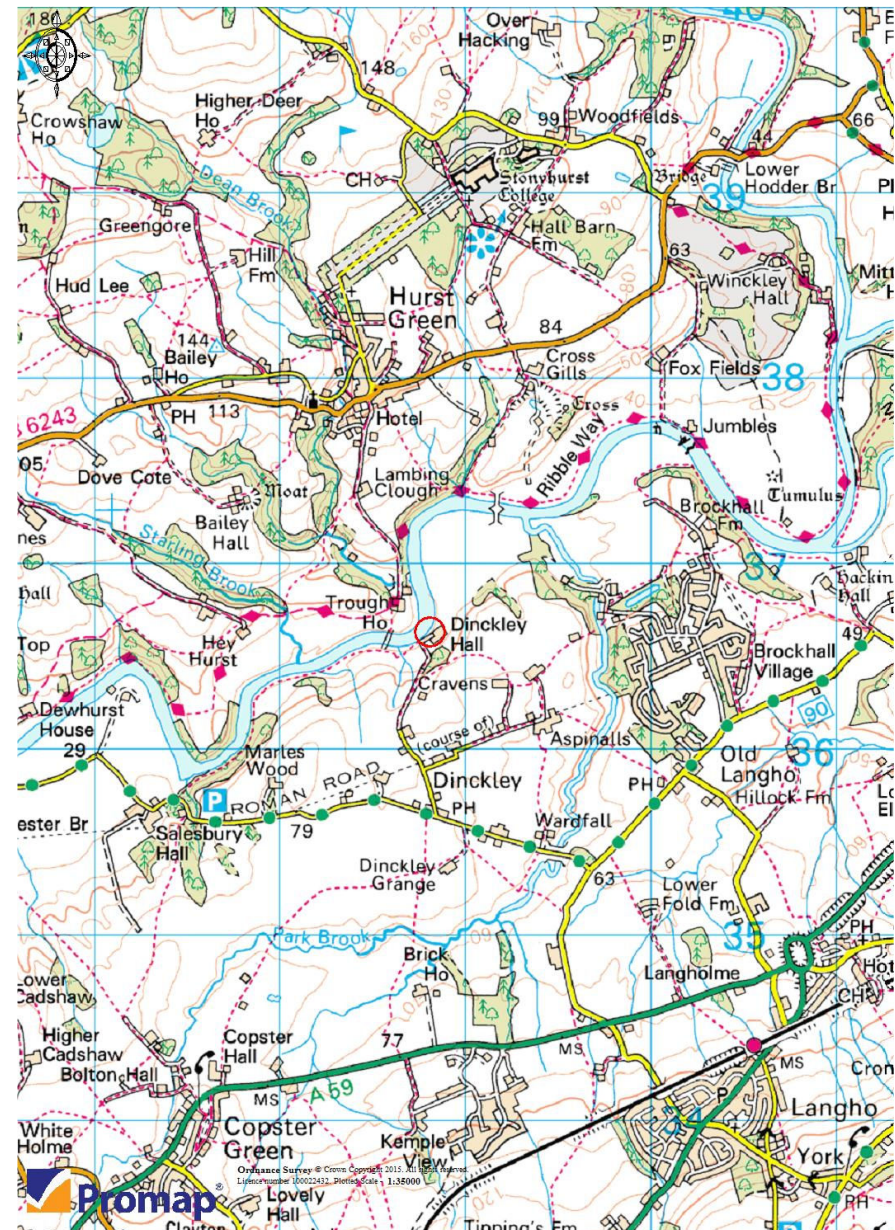
Outbuilding



Ground Floor



First Floor







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01200 42 41 42 www.mswhewetsons.co.uk

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