



Wilkinsons Farm

Simonstone Lane | Simonstone | BB12 7NX

MSW HEWETSONS



Wilkinsons Farm

Guide Price of £795,000

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Lancashire | BB12 7NX

A detached Grade II listed house situated in a very popular residential location with open rural views to the rear. This property has been redesigned and refurbished over the last few years to an exceptional standard, with superb quality fittings and fixtures together with a full length ground floor extension to the garden elevation. The property has a handmade bespoke kitchen with new AGA and high quality limestone floor with underfloor heating, separate one bedroom with en-suite annex. Wilkinsons Farm is in beautiful decorative order throughout, has lovely private gardens to the rear

Construction

Coarse stone work with pitched tiled roof supported on timber.

Accommodation Comprising; Ground Floor

Entrance Porch

Timber glazed traditional entrance door, oak boarded flooring and sectioned wall mounted radiator.

Cloakroom

Containing two piece suite comprising pedestal wash hand basin and low level WC, stone floor.

Living Kitchen

Superb fitted kitchen by 'Michael James' of Clitheroe with range of hand painted floor and wall cabinets with complimentary black granite work surfaces. Separate island unit with double porcelain 'Belfast' sink with hand painted cabinets and white Carrara Marble work surface with separate Walnut breakfast

bar. 'Siemen's' built in microwave oven and grill. Surrounding fitted cupboards with skirting courtesy lighting. Recently installed pale grey electric double oven 'Aga'. Lime stone floor by 'Lapasida' of Harrogate with under floor heating, LED lighting to ceiling, separate canopy lighting to breakfast area. Three original stone mullioned windows to the front elevation.

Breakfast/Dining Room

Lime stone 'Lapasida' flooring with under floor heating, large sealed unit double glazed timber window to rear elevation with views to rear gardens and fields beyond, sealed unit double glazed 'Velux' skylight and LED ceiling lighting.

Utility Room

Range of fitted base and wall units with complimentary black granite work surfaces. Lime stone 'Lapasida' tile floor (no under floor heating). Porcelain 'Belfast' sink with side drainer, sealed unit double glazed timber window to rear elevation. Plumbed for

automatic washing machine and drier. Wall mounted gas fired condensing boiler in fitted cabinet supplying central heating and domestic hot water throughout. (Separate high pressure water cylinder) LED lighting to ceiling.

Dining Room

Stone archway leading from breakfast kitchen area. Superb long dining room with separate seating area, oak boarded flooring with under floor heating, large sealed unit double glazed windows to both gable and rear elevation, sealed unit double glazed 'Velux' skylight, LED lighting.

Sitting Room

Traditional dressed stone 'Adams' style fireplace with cast iron multi-fuel stove. Sealed unit double glazed timber windows to either side of chimney breast, original stone mullion single glazed window to front elevation, oak boarded flooring, sectioned wall mounted radiator, doorway leading back to entrance porch. Walk in storage cupboard.

Particulars of sale

Rear Porch

Timber glazed entrance door, stone flagged floor, cloaks hanging.

Cloak Room

Containing pedestal wash hand, low level WC and stone flagged floor.

First Floor

Staircase

Traditional staircase with oak hand rail and balustrade.

Landing

Open landing with sealed unit double glazed timber window to rear elevation, section cast stand radiator.

Master Bedroom

Single glazed stone mullion window to front elevation, sealed unit timber double glazed window to rear elevation. Two traditional cast iron section stand radiators, LED lighting to ceiling.

Dressing Room/Potential Bedroom Four

Dressing room which could easily be converted back into a bedroom if required. Sealed unit double glazed timber window to rear elevation, cast iron sectioned stand radiator, timber boarded flooring, range of free standing cupboards and cabinets. Coving to ceiling.

En-suite Shower Room

Walk in shower with marble surround and glass front, antique style chromed shower fitment, wash hand basin with marble top and timber cabinet, low level WC, timber herringbone parquet floor, chromed radiator

towel rail, sealed unit double glazed timber window to gable elevation, LED lighting to ceiling and extractor fan.

Bedroom Two

Two single glazed stone mullion windows to front elevation, sealed unit double glazed timber window to gable elevation, two section cast iron stand radiators, original timber beam ceiling.

House Bathroom

Containing three piece comprising free standing boat bath with chromed antique style shower and bath with wall mounted controls, pedestal wash hand basin with marble splash back, low level WC, chromed radiator towel rail, sealed unit double glazed timber to gable elevation, LED lighting, extractor fan.

Garage

Accessed from the rear porch, single garage with electrically operated up and over door. Light, power installed.

Annex Accommodation

The rear section of the garage has been converted to a superb annex apartment. Comprising;

Ground Floor

Bedroom

Sealed Unit double glazed French doors to side elevation, sealed unit double glazed timber windows to rear elevation, timber boarded flooring, two electric radiators.

Staircase

Modernistic concrete and timber staircase

leading to first floor.

First Floor

Bathroom

Containing free standing boat bath with floor mounted chromed mixer tap. Walk in tiled and glazed shower cubicle, pedestal wash hand basin, low level WC, ceramic bevel edged tiling, separate landing siting area with glazed balustrade.

External

Entrance

The property is approached from Simonstone Lane onto a tarmacadam driveway with double oak electrically operated gates. Ample tarmacadam parking areas to the front of the property.

Gardens

To the front of the property is a traditional tiered lawn garden with mature shrubs and stone pathways, extensive lawned gardens to the side with mature trees and shrubs. To the rear of the property is a lovely south facing lawned garden with chipping walk ways and raised stoned patio area. Timber and glazed gazebo with light and power installed.

Outbuildings

To the rear elevation is an original stone piggery, stoned flagged area to the front offering superb storage for garden equipment.

Services

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

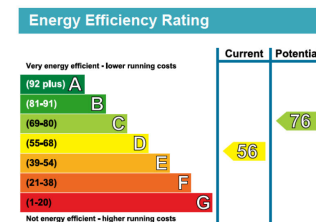
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

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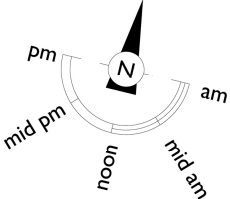
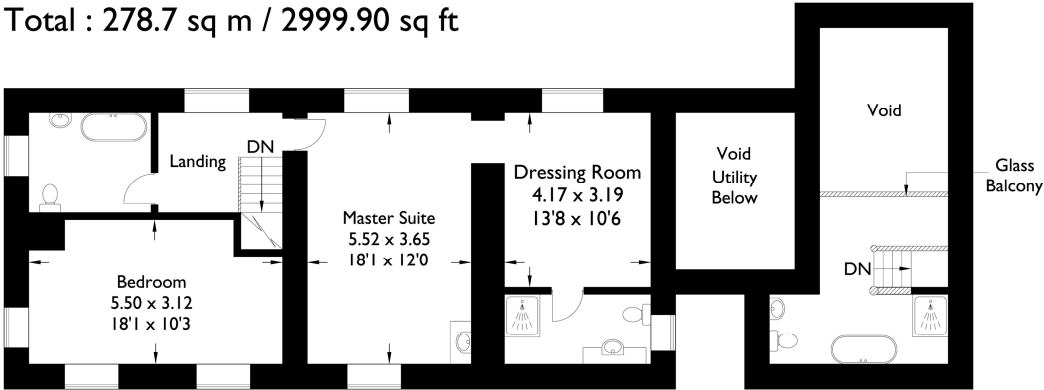
Wilkinsons Farm

Approximate Gross Internal Area : 196.09 sq m / 2110.69 sq ft

Garage : 21.33 sq m / 229.59 sq ft

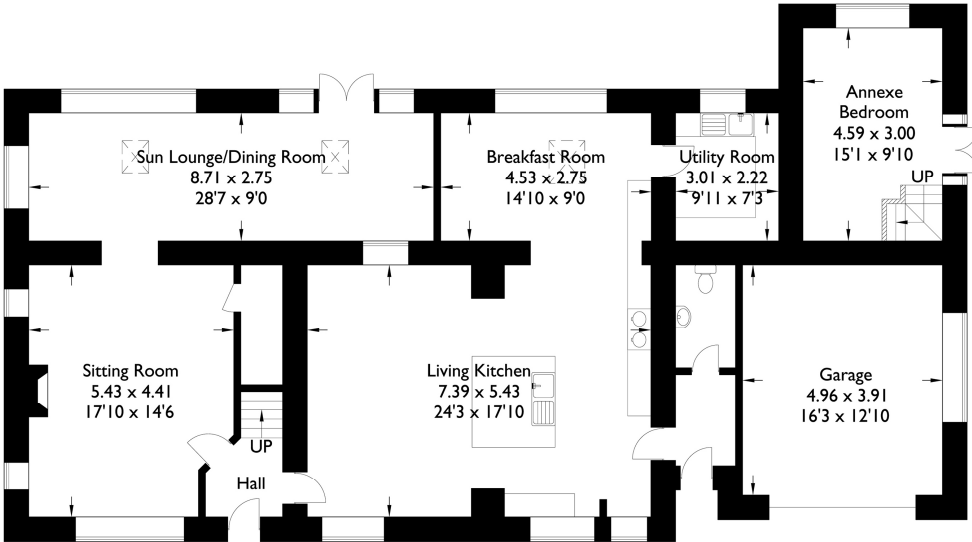
Barn : 61.28 sq m / 659.61 sq ft

Total : 278.7 sq m / 2999.90 sq ft

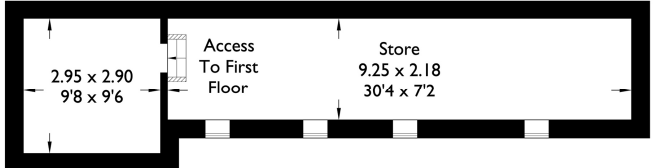


First Floor

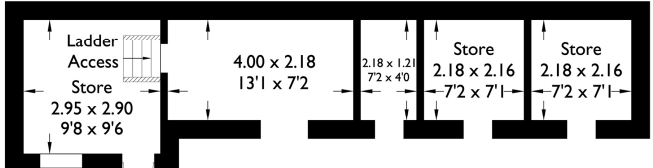
For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



Barn First Floor



Barn Ground Floor







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