



Welch House Barn

Hothersall Lane | Longridge | Preston | PR3 2XB

MSW HEWETSONS



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Guide Price of £745,000

Additional land available by separate negotiation

Hothersall Lane | Longridge
Preston | PR3 2XB

Situated in a quiet rural position with lovely open views within minutes of Longridge and easy access to the M6. This property has been renovated to an impeccable standard with high quality fixtures and fittings throughout including a bespoke kitchen and four bedrooms, three with ensembles.

The property has the benefit of a recently constructed detached lodge which could be utilised for a number of purposes either a home office, guest accommodation or additional annexed accommodation for the main house. The property has well tended mature gardens, ample parking and double garage, adjacent paddock available by separate negotiation.

Construction

Traditional stone barn converted to residential. Constructed of stone work, pitch slate roofs supported on timber.

Ground Floor

Reception/Hallway

Traditional timber panelled entrance door with sealed unit double glazed side windows, solid oak boarded flooring, large 'Velux' sealed unit double glazed skylight. Feature timber beamed mantled doorways. Single panel central heating radiator in cover.

Inner Hallway

Solid oak boarded flooring, single panelled central heating radiator, fitted alcove bookshelf with oak shelves.

Lounge

Situated to the eastern elevation with lovely views to gardens and land beyond. Traditional stone columned fireplace with stone inglenook style raised hearth with 'Clearview' cast iron multi fuel stove. Stone flagged flooring, timber beamed ceiling, concealed LED lighting to ceiling. Sealed unit double glazed timber French doors to front

gardens, sealed unit double glazed windows to both gable elevations. Two double panelled central heating radiators.

Day Room/Bedroom Four

Original timber trust ceiling, exposed original stonework, LED ceiling lighting, sealed unit doubled glazed window, single panel central heating radiator and oak boarded flooring.

Study

Oak boarded flooring, sealed unit double glazed timber windows to gable and front elevation, double panel central heating radiator, original timber trust ceiling with LED lighting.

Cloaks

Walk-in closed cupboard, oak boarded flooring.

Cloakroom

Containing pedestal wash basin, low level WC, oak boarded flooring, half ceramic tiled walls, single panel central heating radiator, extractor fan.

Living-Dining kitchen

An L shaped room which incorporates a

seating area, kitchen area, dining area.

Kitchen Area

Fitted cream two oven 'AGA', electrically operated via AIMS system. Range of high quality fitted wall units with complimentary matching black granite work surfaces. Freestanding island unit with granite top, cupboards, electricity points and fitted 'Lamona' four ring induction ceramic hob. Built in stainless steel 'Belfast' sink with side sink and chromed mixer tap. Washer. Built in dishwasher. Built in 'Neff' microwave combination oven. Ceramic tiled flooring. Sealed unit double glazed timber window to front elevation.

Breakfast Area

Ceramic tiled floors, LED lighting, fitted wall units, sealed unit double glazed timber window to front elevation.

Seating Area

Ceramic tiled floors, single panel central heating radiator, sealed unit double glazed timber window, four wall light points, TV aerial and satellite feed.

Particulars of sale

Utility Room

Ceramic tiled flooring, range of fitted wall units with matching work surfaces and tiled splashbacks. Traditional high stand porcelain Belfast style sink with chrome mixer tap. Plumbing for automatic washing machine and dryer. LED lighting, single panel central heating radiator. Floor mounted oil boiler for providing central heating and domestic hot water, timber covered housing consumer unit. Sealed unit double glazed timber door gaining access to rear patios and garden areas.

First Floor

Traditional timber balustrade staircase leading to first floor accommodation.

Landing

Open landing with LED lighting, linen cupboard housing, pressurised hot water system.

Master Bedroom

Maple parquet floor, fitted wardrobes, sealed unit double glazed 'Velux' skylight, sealed unit double glazed feature half window with bespoke timber shutters. LED lighting, TV aerial point.

Dressing Area

Maple parquet floor, fitted kneehole, dressing area with sealed unit double glazed timber window, fitted wardrobes.

Ensuite Bathroom

Containing six piece 'Villeroy & Boch' suite comprising of panelled bath with chromed hand shower, Travertine splash back tiling. His and hers individual bowl sinks with chrome mixer taps on plinth, low level WC, bidet, walk in free standing wet room shower, majority Travertine walls and floor, LED lighting. Wall mounted chromed radiator and

towel rail. Ceiling extractor. Under floor electric heating.

Bedroom Two

Fitted wardrobes, LED lighting to ceiling, singles panel central heating radiator, sealed unit double glazed timber window to front elevation.

Ensuite Shower Room

Four piece 'Villeroy & Boch' suite comprising bath with chromed hand shower, low level WC, hand wash basin on vanity unit, shower fitment, illuminated mirror cabinet. Ceramic tiled walls and floors, LED lighting to ceiling, extractor fan, sealed unit double glazed timber window to front elevation, electric under floor heating. Wall mounted chromed radiator towel rail.

Bedroom Three

Fitted wardrobes and bedside cabinets. Sealed unit double glazed timber window to front elevation, single panel central heating radiator, LED lighting to ceiling.

En Suite

Containing three piece 'Villeroy & Boch' suite comprising panelled bath with chromed shower over, wash basin, low level WC, Travertine tiled floor and majority of walls, chromed radiator towel rail, electric underfloor heating, low voltage lighting, extractor fan, mirrored wall cabinet.

External

The Lodge

Traditionally constructed of dressed stone work with pitched blue slate roof supported on a green oak traditional timber truss roof. Stone flagged floor, sealed unit double glazed windows to all four elevations. Originally constructed as a private office but could easily adapt as an annexe or additional accommodation to the main house.

With underfloor electric heating, tension suspended bespoke office lighting. French doors to the front elevation with canopied seating area towards the gardens.

Kitchen

Fitted kitchen area with basin wall units and work surfaces. Single drainer stainless steel sink unit with mixer tap.

Shower

Separate shower room with corner shower fitment, low level WC, pedestal hand wash basin, ceiling lighting and extractor fan.

Detached Double Garage

Constructed of external stone work, pitch slate roof supported on timber. Twin electrically operated up and over doors. Light and power installed.

Driveway

Property is approached off Hothersall Lane, to a metalled tarmac drive to double timber electrically operated gates.

Parking Area

Large chipping parking area for several vehicles.

Gardens

The gardens and outside space wrap around the barn and comprise a sheltered courtyard garden with stone flagging and raised beds to the western elevation, the gravelled drive area to the north [with access to the pond and copse area] and extended gardens to the east including stone flagged patio areas, raised beds, walk ways, pond and separate vegetable garden with a series of individual raised beds sheltered by beech hedging.

Land

To the north is an open pasture field extending to some 5 acres [available by separate negotiation]. The dwelling house boundary extends beyond the drive to incorporate an area of grassland with copse, pond and woodland together with linking pathway along the northern boundary.

There is a Public Footpath that runs up the shared drive and along the northern boundary of the house and garden [to the north of the post and rail fence].

Services

Mains water, mains electricity, oil central heating and domestic hot water, sewerage to private septic tank which services the subject property and two adjacent properties.

Tenure

Property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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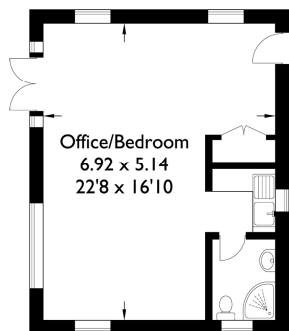
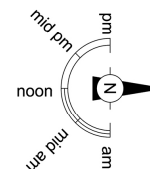
Approximate Gross Internal Area : 253.40 sq m / 2727.57 sq ft

Garage : 38.96 sq m / 419.36 sq ft

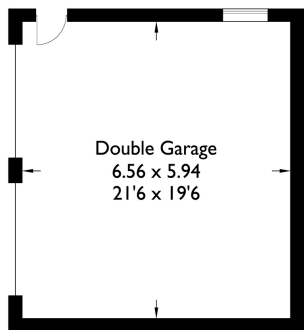
The Lodge : 33.71 sq m / 362.85 sq ft

Total : 326.07 sq m / 3509.78 sq ft

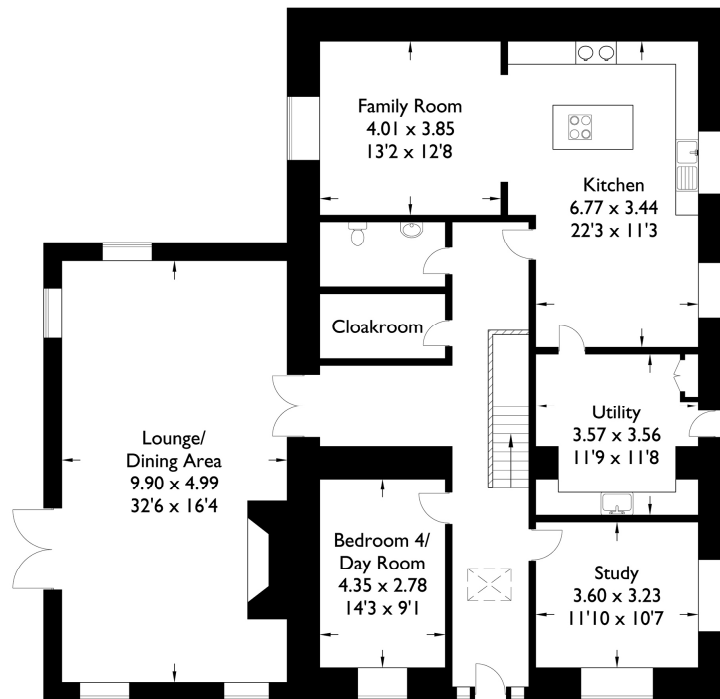
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	67	69
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



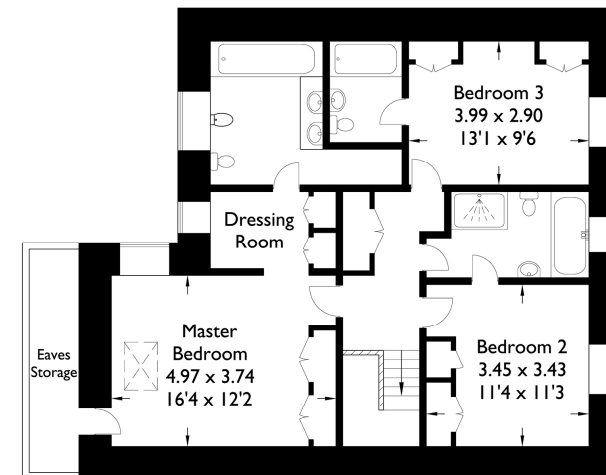
The Lodge



Garage



Ground Floor



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.







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01200 42 41 42 www.mswhewetsons.co.uk

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