



Sorbrose House

Nabs Head Lane | Samlesbury | Preston | PR5 0UQ

MSW HEWETSONS



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Guide Price of £1,050,000

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A superb three storey Grade II listed house constructed of handmade brick offering superb family accommodation extending to six bedrooms and four bathrooms. The property has recently undergone a complete refurbishment to an exceptional level which is sympathetic to the heritage of the property with high quality fixtures and fittings in keeping with status and architecture.

The property sits within private mature lawned gardens with adjoining paddock and private driveway, in a quiet rural setting yet within minutes of the A59 on the M6 motorway giving it superb access to the main business centres of the North West.

Construction

The property is constructed of traditional handmade brickwork with pitched slate roof to front, pitched stone flag to rear supported on timber.

The external timbers including doors and window frames are constructed of Idigbo which is a high quality hardwood, all internal joinery including doors, architraves, window sills, skirtings and stairs are in solid oak.

Accommodation comprising

Entrance Porch

Timber panelled entrance door with double glazed peep window, stone flagged flooring, oak service cupboard, ceiling lighting, and original doorbell.

Original oak circa 1650 entrance door.

Dining Hallway

Original dressed stone Inglenook fireplace with cast iron multi fuel stove with handmade brick back and raised stone flagged hearth. Stone

flagged flooring, double glazed top opening windows to front elevation, double panel central heating radiator, timber beamed ceiling, oak skirting boards and architraves, low voltage spotlighting.

Snug Room

'Jotul' log burning stove with brick back oak timber mantle and raised stone flagged hearth, timber beamed ceiling, double glazed top opening window to front elevation, double panel central heating radiator, low voltage spotlighting. Original oak panelled door, oak skirting boards.

Breakfast Kitchen

Range of high quality hand painted kitchen furniture with complimentary black granite work surfaces and bevelled glazed splash backs. Twin Belfast sink with waste disposal and brushed steel 'Quooker' mixer tap. Black fitted gas fired two oven 'Aga' in hand painted 'Adams' style recessed fireplace with matching bevelled tiled back. Separate breakfast bar with matching main kitchen fitments, built in 'Siemens' combi oven. 'American' style 'Whirlpool' fridge freezer, built in wine chiller, built in 'Siemens'

dishwasher. 'Amtico' diamond set flooring with matching border, double panel central heating radiator, halogen spotlighting to ceiling. Double glazed top opening windows to front and rear elevations, timber panelled stable door leading to rear garden areas.

Living Room

Superb open living room with high beamed ceiling, three double glazed top opening windows to rear elevation, two traditional high stand cast radiators, four wall mounted 'Bose' speakers, timber effect laminate flooring, twin oak glazed door leading to breakfast kitchen.

Office

Range of high quality office furniture constructed in Maple and Iroko. Corner built in oak cabinet with wall mounted 'Valliant' gas boiler supplying central heating and domestic hot water, double glazed top opening window to rear elevation, oak panelled flooring and skirting boards, beamed ceiling, single panel central heating radiator, low voltage lighting to ceiling.

Particulars of sale

Cloak Room

Three stone staircase leading to cloak room containing low level w.c., bracket wash hand basin, stone flagged flooring, ceramic tiled walls, extractor fan, single panel central heating radiator, low voltage spotlighting to ceiling.

Utility Room

Double glazed top opening window to gable elevation, range of laminate fitted base and wall units with ceramic one and a half bowl drainer sink with chromed mixer tap, timbered work surfaces, stone flagged flooring, single panel central heating radiator fitted cupboards and storage, halogen lighting to ceiling.

Upper Floors

Staircase

The property has a two storey double return staircase. Some of the original staircase exists but some has been renovated with solid oak handrails, newel posts and spindles. Open tread staircase with traditional carpet and brass keepers.

There are two half landings to the rear elevation with sealed unit double glazed windows.

First Floor

Landing

Open landing area with double panel central heating radiator and halogen light.

Bedroom Two

Double glazed window to front elevation, knee whole dressing cabinet with fitted shelving, full wall fitted wardrobe. Beamed ceiling, halogen spotlighting to ceiling, double panel central heating radiator.

En-Suite Bathroom

Containing three piece suite comprising of roll

top stand bath with wall mounted antique shower head and chromed curtain rail, chromed antique style mixer tap and hand shower, antique style pedestal wash hand basin, low level w.c., double glazed top opening window to rear elevation, granite tiled flooring. Chromed radiator towel, halogen lighting, oak panelled doors and skirting.

Bedroom Four

Sealed unit double glazed top opening window to front elevation, oak panelled doors and skirting, feature handmade brick original fireplace, double panel central heating radiator, halogen lighting to ceiling.

Dressing Room

Open dressing room above the main entrance porch with sealed unit double glazed top opening window to front elevation with built in cloaks hanging and cupboards. Original apex timbers and double panelled radiator.

Bedroom Five

Sealed unit double glazed top opening window to front elevation, timber beamed ceiling, oak panelled doors and skirting, original handmade brick fireplace with wrought iron basket, halogen lighting the ceiling.

Bedroom Six

Sealed unit double glazed top opening window to rear elevation, double panel central heating radiator, halogen lighting to ceiling, oak panelled door and skirtings.

House Bathroom

Containing five piece suite comprising roll top ball and claw stand bath with chromed mixer tap and hand shower, high level w.c. with chromed piping, French style porcelain legged wash hand basin, 'Heritage' bidet. Oak niche and corner wall cupboards, original handmade brick fireplace with wrought iron basket, antique style chromed radiator towel rail, oak panelled floor,

original timbered ceiling, halogen lighting to ceiling, speakers to ceiling.

Second Floor

Half Landing

Main Landing

With sealed unit double glazed skylight.

Principal Bedroom

Original high ceilings with oak timbers. Range of high quality built in wardrobes, sealed unit double glazed 'Velux' skylight, large wall mounted traditional high stand radiator. Oak skirtings.

En-Suite

Containing five piece suite comprising boat bath with wall mounted chromed tap and hand shower. Wall mounted modern porcelain sink with laminate cabinet beneath, low level w.c., bidet, full walk in shower with screen, wall mounted rainfall body shower. Travertine tiled floors and half walls, feature original bell glazed window. Chromed radiator towel rail, double panel central heating radiator, sealed unit double glazed skylight, timber beamed ceiling. Timber access door to eaves storage.

Dressing Room

With oak fitted sliding drawers and hanging, original timber beamed ceiling, double panel central heating radiator.

Bedroom Three

Sealed unit double top opening window, timber beamed ceiling, double panelled central heating radiator, oak skirtings and doors, fitted wardrobe.

En-Suite Shower Room

Containing three piece suite comprising full walk in shower with screen and chromed hand and rain shower fitment. Low level w.c., pedestal

wash hand basin, ceramic tiled walls and floors, double panelled central heating radiator, chromed towel radiator, oak doors leading to eaves storage. Sealed unit double glazed top opening window, extractor fan and low voltage spotlighting.

External

The property is approached from the highway onto a private metalled driveway leading to a circular turning area with ample parking.

The property sits within approximately two and a half acres of land.

Gardens

The surrounding gardens and mainly laid to lawns with mature rhododendrons, separate timber fenced paddock and mature trees.

Planning Permission

The property has planning permission for the erection of a double garage and workshop to the rear.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

Services

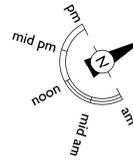
Mains electricity, mains water, mains gas, sewerage to private septic tank within the curtilage of the property.

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.

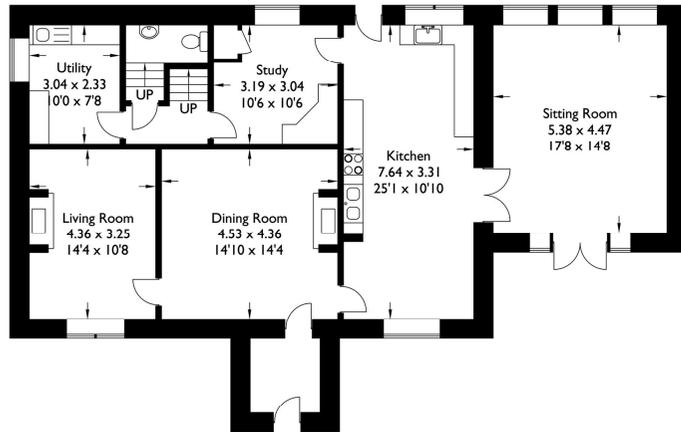
Sorbrose House

Approximate Gross Internal Area : 287.91 sq m / 3099.03 sq ft

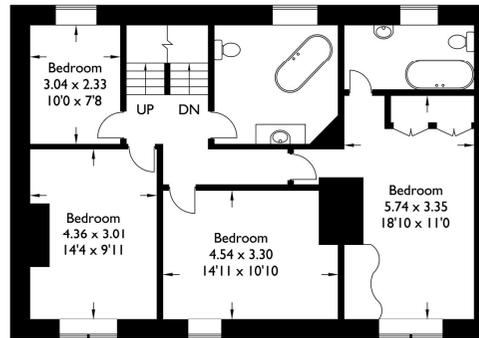
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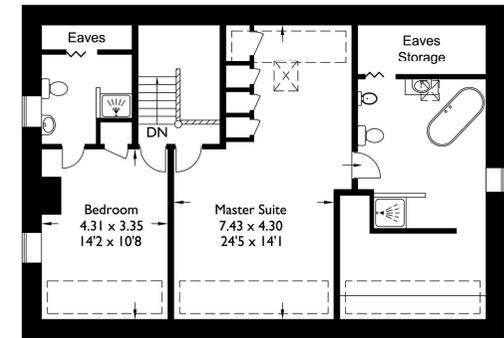
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



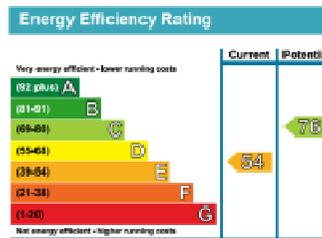
Ground Floor



First Floor



Second Floor



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01200 42 41 42 www.mswhewetsons.co.uk

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