



# Rooks Barn

Field Head | Tinklers Lane | Slaidburn | Clitheroe | BB7 4TP

**MSW HEWETSONS**



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Guide Price of £1,125,000

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A superb barn conversion situated in an idyllic rural setting. With spectacular open rural views to the Hodder Valley with attractive surrounding lawned gardens, and extensive equestrian facilities and land.

The property has the benefit of double glazing and central heating with exceptional fixtures and fittings and tasteful décor throughout.

## Construction

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

## Accommodation Comprising

### Ground Floor

#### Reception Hallway

Feature solid oak arched panel entrance door, stone flagged floor, 'Velux' skylight, double glazed hardwood side window.

#### Reception Dining Room

Superb open reception dining room. Feature full wall double glazed hardwood picture window to front garden areas with spectacular views beyond. Clearview multi fuel stove set in recessed stone fireplace with oak mantle and raised stone flagged hearth. Stone flagged flooring with underfloor heating, traditional oak staircase with matching

surrounding minstrel gallery, original timber truss ceiling.

#### Sitting Room

Leading in for reception dining room with feature arched solid oak bevelled glass double doors, double glazed hardwood window to gable and rear elevation, double glazed hardwood French doors leading to front lawns with solid oak panelled rebates. Solid oak panelled flooring, double panel central heating radiator, cast iron multi fuel stove sat on dressed, carved 'Adams' style fireplace with handmade brick back and raised stone flagged hearth, beamed ceiling, low voltage lighting to ceiling.

#### Breakfast Kitchen

Four oven oil fired 'Aga' set in timber rebait with decorative ceramic tiled splash backs. Range of high quality 'Simpsons of Colne' fitted kitchen furniture with black marble work

surfaces including island preparation area with enamelled 'Belfast' sink with antique style mixer tap, built in 'Bosch' dishwasher. 'DeDietrich' four ring ceramic hob with hood over. Build in 'Fisher&Paykel' double fridge and freezer. Slate flooring with underfloor heating, double glazed hardwood window to front elevation, feature full wall arched double glazed window to gable elevation. Two double glazed hardwood stable doors, beamed ceiling, low voltage spotlighting.

#### Utility Room

Fitted base and wall units with single drainer stainless steel unit, plumbed for washing machine and dryer. Stone slate floor, tiled splashbacks, double glazed hardwood window to rear elevation, double glazed hardwood stable door.

# Particulars of sale

## **Boiler Room**

Oil fired boiler providing central heating and domestic hot water.

## **Cloak Room**

Situated off the main hallway, fully tiled shower cubicle with 'Hans Grohe' fitment, wash hand basin with timbered vanity unit, low level w.c, 'Amtico' 'Parquet' style flooring, double glazed hardwood window to rear elevation, and built in cloak cupboard.

## **First Floor**

### **Staircase**

Leading from the reception dining room a fantastic solid oak feature staircase with solid oak newel posts, handrails and spindles.

### **Landing**

Open minstrel style galleried landing overlooking the reception dining room. Double glazed hardwood window to front elevation, double panel central heating radiator, feature timber beamed ceiling.

### **Master Bedroom**

Double glazed hardwood windows to front and gable elevations, two single panel central heating radiators, beamed ceiling, low voltage spotlighting to ceiling.

## **Dressing Room**

Fitting hanging and storage shelves.

## **En Suite Bathroom**

Four piece suite comprising roll top bath and claw cast iron bath with antique style brass mixer tap, pedestal wash hand basing, low level w.c, fully tiled shower cubicle, 'Amtico' flooring, ceramic tiled walls, feature beamed ceiling, low voltage spotlighting to ceiling. Brass radiator towel rail, double glazed hardwood window to gable elevation.

## **Bedroom Two**

Double glazed hardwood windows to front and gable elevations, double panel central heating radiator, oak boarded flooring, original timber truss ceiling, low voltage spotlighting to ceiling.

## **Jack and Jill En Suite Bathroom**

Four piece suite comprising 'Villeroy & Boch' spa bath with chromed wall mounted tap and control, 'Duravit' wash hand basin set on timbered vanity cupboard, 'Duravit' low level w.c, fully tiled shower cubicle, chromed radiator towel rail, chromed wall mounted radiator towel rail, ceramic tiled walls and flooring, low voltage spotlighting to ceiling.

## **Bedroom Three**

Double glazed hardwood window to gable elevation, circular double glazed window to rear elevation, double panel

central heating radiator, oak boarded flooring, beamed ceiling, low voltage spotlighting to ceiling.

## **Linen Storage Cupboard Secondary staircase**

Secondary staircase leading up from reception porch to second landing, currently used as a study area. 'Velux' skylight, double panel central heating radiator.

## **Bedroom Four**

Double glazed hardwood window to gable elevation, double panel central heating radiator, timbered ceiling.

## **External**

### **Gardens**

The property has mature lawned garden areas to side and rear with stone flagged patio areas and rockery shrubbery surrounded by additional dry stone walls.

### **Garage & Stabling**

Tarmacadam driveway leading from the rear of the property to an enclosed courtyard with double stone garage attached to stable block with four stables and tack room, light, power and water installed.

### **Dog Pound & Secondary Stables**

Beyond the stables is a separate pathway leading to a double timber stable block with separate galvanized

dog pound.

## **Detached Storage Building**

Between the principal house and the stable complex is an original stone piggery, currently used as a log store.

## **Ménage**

To the rear of the stables is a small coppice with fir trees with an all-weather, timber fenced ménage.

## **Services**

Mains electricity, mains water, bore hole water supply, oil fired central heating and domestic hot water. Hot water also from Clearview Stove in the dining room.

## **Tenure**

Freehold with the benefit of vacant possession upon completion.

## **Council Tax**

Council tax band F.

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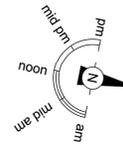
# Rooks Barn

Approximate Gross Internal Area : 316.31 sq m / 3404.73 sq ft

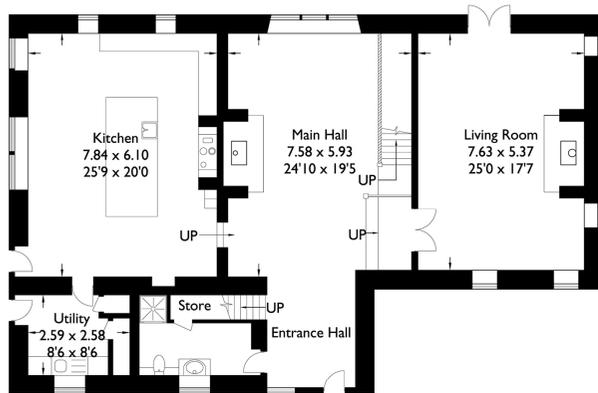
Garage : 30.51 sq m / 328.40 sq ft

Outbuilding/Stables : 68.12 sq m / 733.23 sq ft

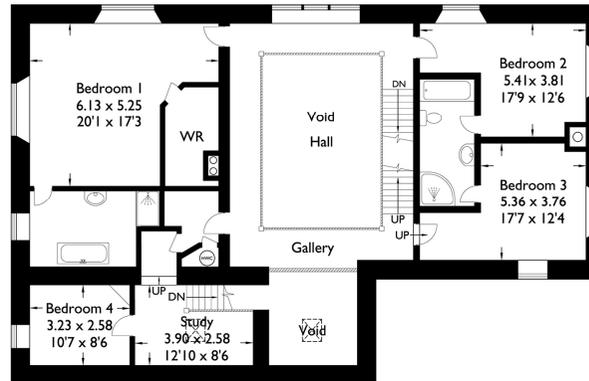
Total : 414.94 sq m / 4466.37 sq ft



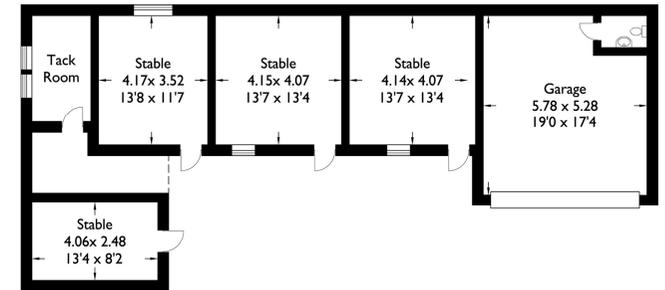
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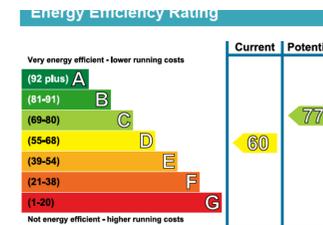
Ground Floor



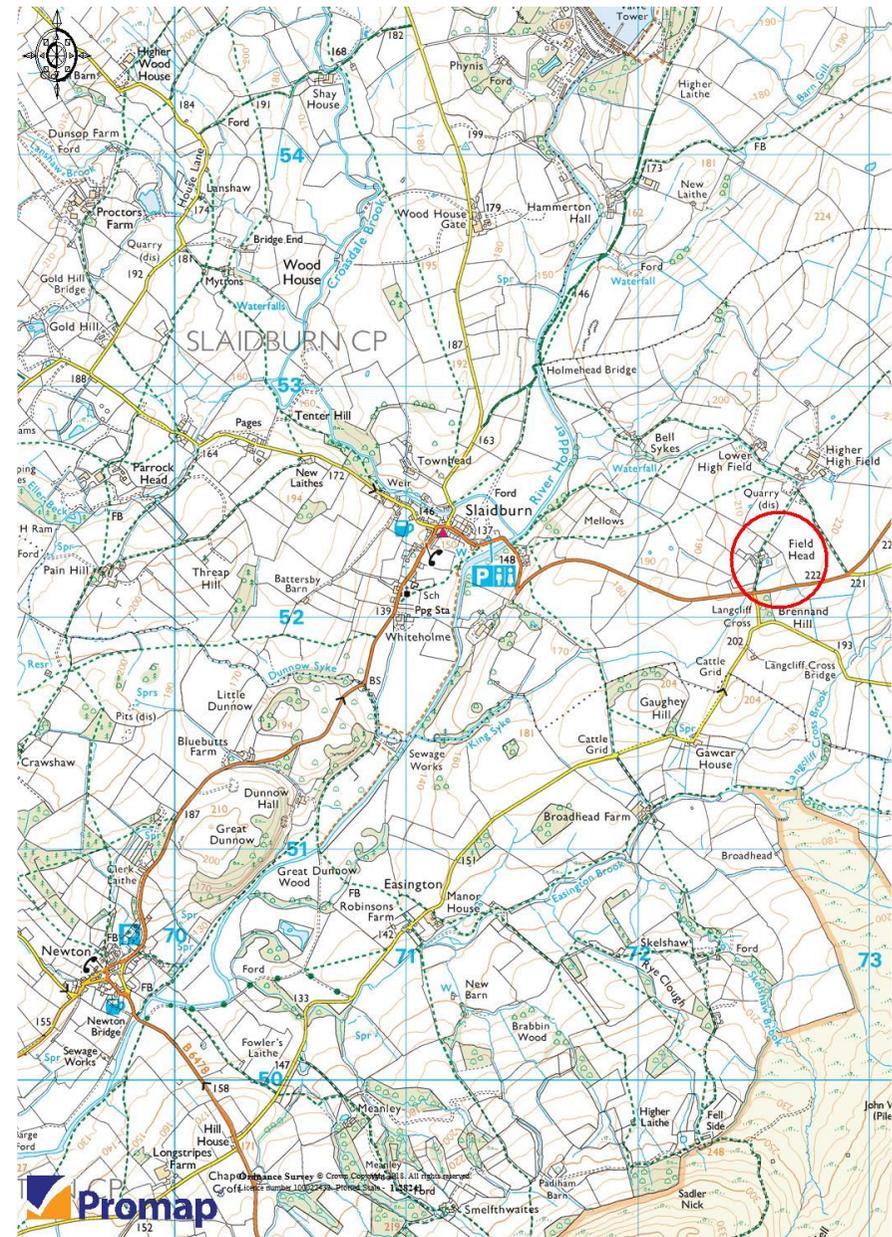
First Floor



Outbuilding/Stables



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