



Madgell House

Off Ribchester Road | Clayton Le Dale | BB1 9EY

MSW HEWETSONS



Madgell House

Guide Price of £845,000

Off Ribchester Road | Clayton Le Dale
Lancashire | BB1 9EY

Superb detached barn house conversion, located on a quiet private road with open rural views, yet within easy commuting distance of the M6 making the property ideal for the major business centres of the north-west including Preston and Manchester.

The property has ample sized reception rooms, spectacular minstrels gallery landing and well-planned bedrooms, gardens, BBQ area and large parking area.

Construction

The property is constructed of stonework with external rendering with pitched slate roof supported on timber.

Accommodation Comprising

Ground Floor

External Porch

Feature arched external stone porch with arched rebates to either side. Double timber entrance door with side panels.

Reception Hallway

Fantastic open reception hallway to first floor ceiling height with a spectacular spindle staircase and minstrel gallery.

Lounge

Single glazed timber mullioned windows to gable elevation, double glazed mullioned

windows to rear elevation. 'Adam' style pine fireplace with marble hearth and surround (not flued), coved ceiling, skirting radiator.

Sitting Room

Single glazed mullioned windows to front and gable elevations. Wall mounted double panel radiator, 'Adam' style fireplace with marble surround and hearth (not flued) decorative coved ceiling. Four wall light points.

Dining Room

Painted 'Adam' style fireplace with marble hearth and cast iron beaded back. Two illuminated display niches, single glazed mullioned window to rear elevation, double panel central heating radiator, coved ceiling and central ceiling rose.

Kitchen

Range of fitted base and wall units with complimentary work surfaces and tiled

splashbacks. 'Rangemaster 110' cooker with ceramics hobs and ovens, timber beamed rebate with stone surround and built in extractor. Built in fridge, dishwasher. Ceramic tiled flooring, double glazed mullioned window to gable elevation.

Garden Room

Double glazed French doors to rear elevation gaining access to rear garden areas. Double glazed mullioned window to gable elevation, single panel central heating radiator, ceramic tiled flooring, 'Panasonic' wall mounted air conditioning unit.

Side Porch

Ceramic tiled floor, timber glazed entrance door, single glazed mullioned window.

Particulars of sale

Cloak Room

Single glazed mullioned window to rear elevation, wash hand basin with vanity unit with fitted cupboards and drawers, low level w.c, diamond set ceramic tiled floor, single panel central heating radiator.

Utility/Boiler Room

Floor mounted oil boiler providing central heating and domestic hot water. Single drainer enamel 'Belfast' sink, single glazed mullioned window to rear elevation, plumbed for automatic washing machine, ceramic tiled flooring.

Garage

Double integral garage with steel up and over doors, doors to utility room and reception hallway. Single panel central heating radiator, fluorescent lighting to ceiling.

First Floor

Staircase

Traditional pitched pine balustrade staircase.

Landing

Feature return minstrels gallery landing with matching balustrade, single glazed mullioned window to rear elevation, two single panel central heating radiators.

Bedroom One

Double glazed mullioned window to rear elevation, double panel central heating radiator, coved ceiling.

En Suite

Panelled bath, wash hand basin with vanity

unit with fitted illuminated mirror, corner shower with 'Mira' fitment, double glazed timber window to gable elevation, single panel central heating radiator, spotlighting to ceiling.

Bedroom Two

Single glazed timber window to gable elevation, single panel central heating radiator.

En Suite

Spa bath with chromed mixer tap and chromed shower fitment over, pedestal wash hand basin with tiled splash backs, low level w.c, double glazed window mullioned window to gable elevation, single glazed mullioned window to front elevation, single panel central heating radiator, spotlighting to ceiling.

Bedroom Three

Single glazed mullioned window and smaller window to gable elevation, two single panel central heating radiators, fitted dressing area, fitted wardrobes, access to eaves storage.

Bedroom Four

Single glazed mullioned windows to front and gable elevations, single panel central heating radiator, fitted glass fronted wardrobes, single panel central heating radiator.

Bedroom Five/Office

Single glazed mullioned window to front elevation, single panel central heating radiator, coved ceiling, fitted wardrobes.

House Bathroom

Fully tiled shower cubicle, pedestal wash hand basin, low level w.c, single panel central

heating radiator, single glazed timber mullioned window to front elevation, coved ceiling.

Linen Store

Large walk-in linen store, eaves storage.

External

Access

Fully metallated drive from the public highway.

Parking

Large tarmacadam parking area (access to adjacent property) raised stone borders.

Gardens

Attractive front garden areas with mature hedgerow and shrubs, stone wall dividing pebbled seating area and barbeque.

Additional Land

There are small woodland/orchid areas to both the front and rear of the property which are held on an informal basis at a nominal rental.

Services

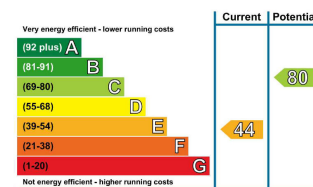
Mains electricity, mains water, oil fired central heating and domestic hot water, private septic tank external to the curtilage of the property (full easements in place). Access to high speed wireless broadband.

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.

Energy Efficiency Rating



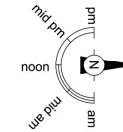
Madgell House

Approximate Gross Internal Area : 368.39 sq m / 3965.31 sq ft

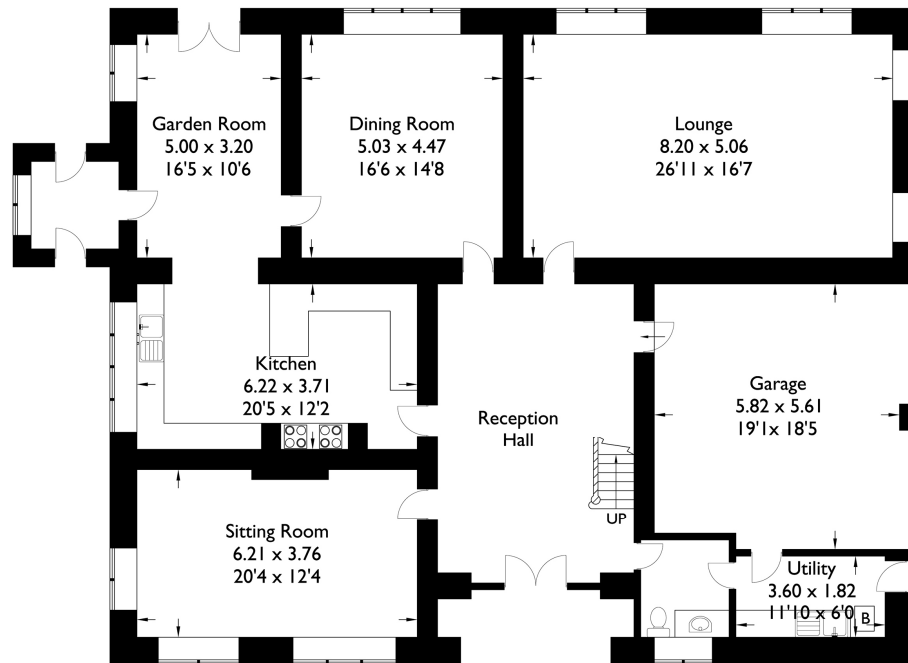
Garage : 31.71 sq m / 341.32 sq ft

Total : 400.10 sq m / 4306.64 sq ft

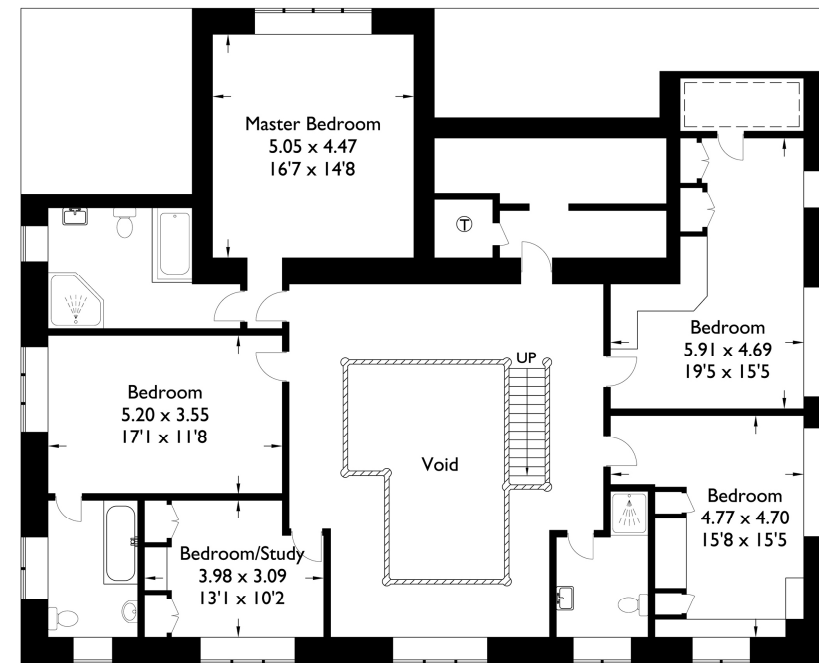
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



----- Restricted Head Height

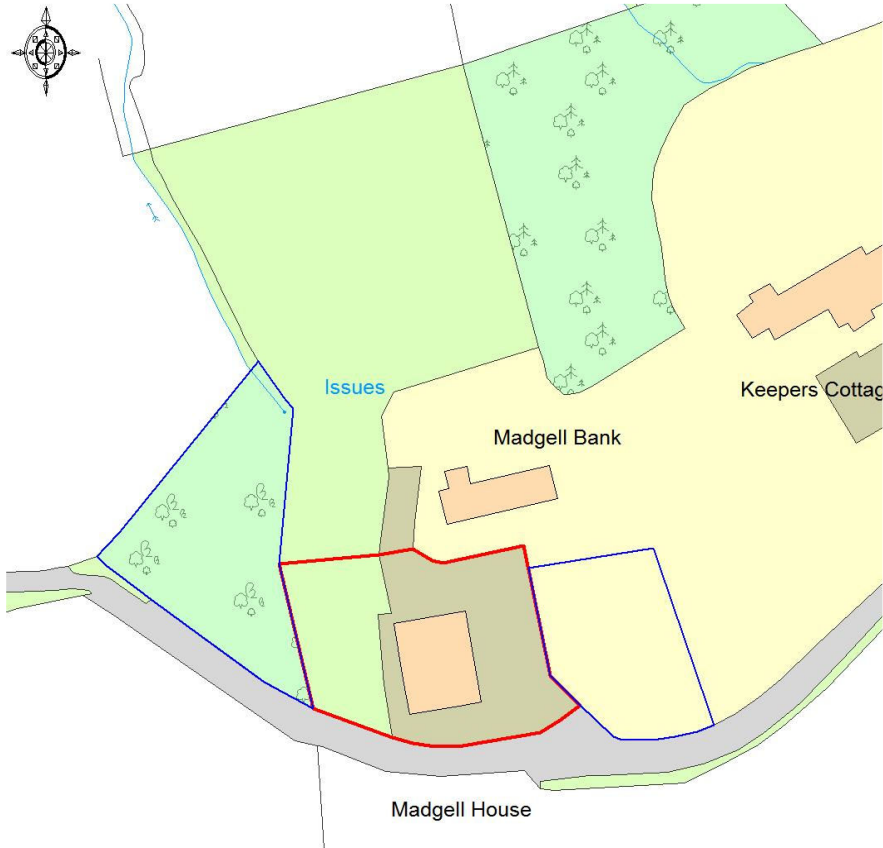


Ground Floor



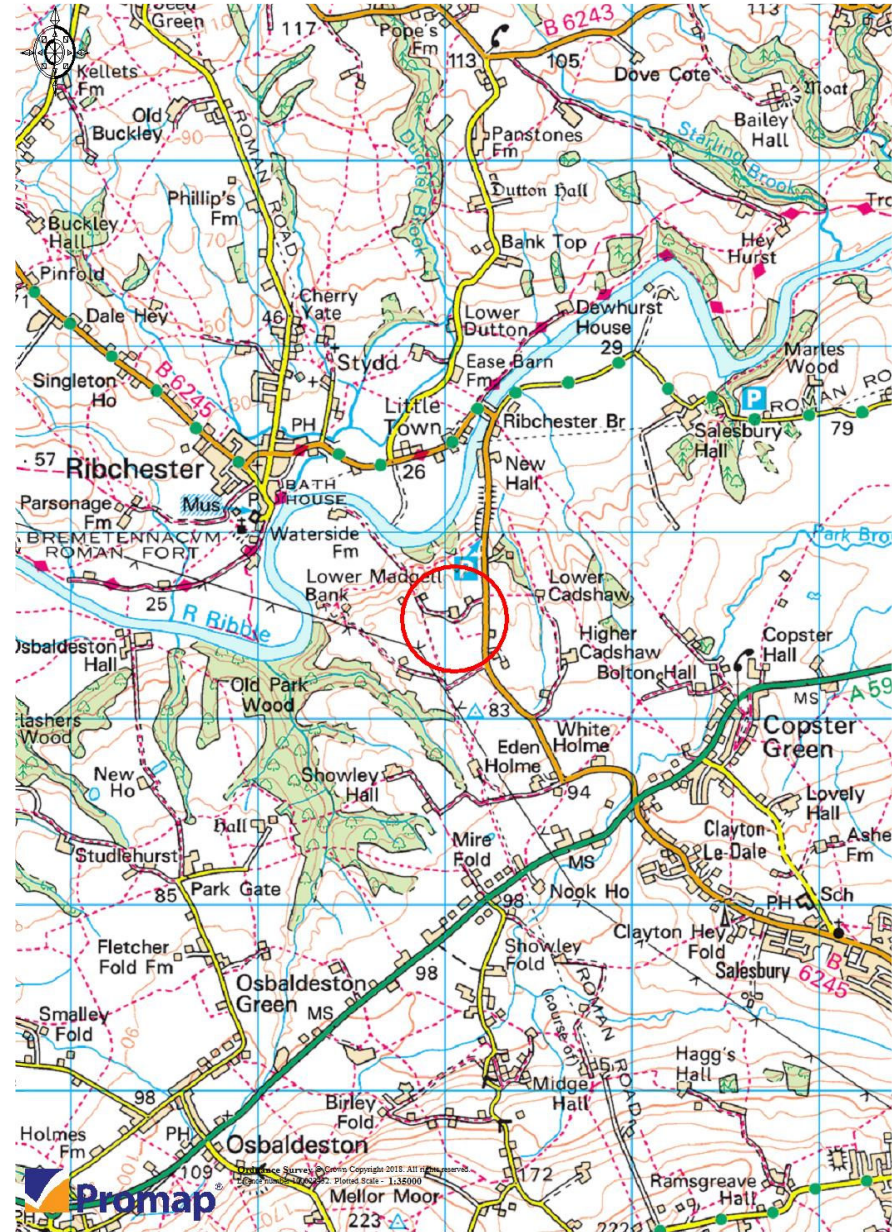
First Floor

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Land edged red freehold, land edged blue annual tenancy only

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