



Moon Cottage

Hill Lane | Hurst Green | BB7 9QT

MSW HEWETSONS



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Guide Price of £880,000

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An outstanding detached residence, built circa 1800, with later extensions to the sides and rear, situated in a beautiful elevated position with spectacular long distance 180 degree rural views of Pendle Hill, Longridge Fell, Whalley Nab & Winter Hill. Surrounded by open countryside with scenic walks from the front door, this delightfully located property is walking distance from Hurst Green village & Stonyhurst College via Mill Wood at the bottom of the lane. Significantly improved and upgraded to include four reception rooms, four bedrooms all with en suites, offering exceptional family accommodation with high quality fitments, lovely décor and immaculate gardens.

Construction

The property is constructed of brick blockwork with external rendering and pitched slate roof supported on timber.

Accommodation Comprising

Ground Floor

Double glazed upvc sash style windows to either elevations, tumbled edge 'Travertine' flooring, Timber double glazed half panelled entrance door, radiator in cover.

Reception Hallway

Dressed course stone feature fireplace (no flue installed) tumbled edge 'Travertine' tiled flooring, radiators in covers, beamed ceiling, recessed display alcoves.

Living Room

Double glazed upvc four bay window mullions with superb views across adjoining countryside

and Pendle Hill beyond. Double glazed multi painted French door leading to garden and patio areas. Doubled glazed sash style window to front elevation. Glass fronted cast iron log burning stove with complimentary cast iron canopy on raised stone flagged hearth. Traditional timber staircase leading to first floor accommodation.

Snug Room

Two upvc double glazed sash style windows to front elevation, single upvc double glazed sash style window to gable elevation, two radiators in covers. Glass fronted 'Clearview' stove on raised stone hearth, timber beamed ceiling.

Kitchen

Range on high quality kitchen furniture with complementary black granite work surfaces. Island breakfast bar and preparation area. Build in 'Neff' ceramic hob and electric oven. Built in 'Neff' dishwasher. Twin bowl ceramic

'Belfast' sink with brushed steel mixer tap. Tumbled edge 'Travertine' tiled flooring, LED spotlighting to ceiling, radiator in cover, upvc double glazed windows to rear and gable elevations.

Timber staircase and balustrade leading to lower ground floor –

Dining Room

Attractive split level dining and kitchen area with dining room having access via twin double glazed timber framed doors leading to garden and barbeque areas. Two double panel central heating radiators, four 'Velux' skylights, upvc double glazed window to rear elevation.

Rear Porch

Upvc double glazed side window, double glazed half panelled rear door, single panel central heating radiator, tumbled edge 'Travertine' flooring.

Particulars of sale

Utility Room

Fitted timber base and wall units with complimentary black granite work surfaces, 'Belfast' sink with chromed mixer tap and flexible shower. Plumbed for washing machine and dryer, upvc double glazed window to gable elevation, tumbled edge flooring, single panel central heating radiator.

Boot/Drying Room

Upvc double glazed timber window to rear elevation, tumbled edge 'Travertine' tiled flooring.

Boiler Room/Storage

'Warm Flow' oil fired boiler providing central heating and domestic hot water.

Cloak Room

Two piece suite comprising low level w.c., corner bracket wash hand basin, half ceramic tiled walls, ceramic tiled flooring, extractor fan.

First Floor

The property has two staircases, one leading from the sitting room and one leading from the inner hallway.

Landing

Double return landing with 'Velux' skylight.

Bedroom One

Four bay upvc double glazed mullioned windows with spectacular views, full range of mirrored fitted wardrobes, kneehole dressing area, television aerial point.

Ensuite Shower Room

Three piece suite comprising fully tiled 'Laufen' shower cubicle with 'Grohe' fitment, low level w.c., wash hand basin with chromed mixer tap on plinth, ceramic tiled walls and floors, two chromed radiator towel rail one electric and one connected to the mains heating system, 'Velux' skylight, LED ceiling lighting.

Bedroom Two

Range of integrated wardrobes and drawers, upvc double glazed sash style windows to front and gable elevations, radiator in cover, LED spotlighting to ceiling, television aerial point.

Ensuite Bathroom

Four piece suite comprising panelled bath with chromed mixer tap, low level w.c., fully tiled shower cubicle, wash hand basin with mirrored wall fitment and shelf beneath, ceramic tiled walls and floors, upvc window to rear elevation, radiator towel rail, LED spotlighting to ceiling, extractor fan.

Bedroom Three

Upvc double glazed windows to rear and gable elevations, radiator in cover, television aerial point.

Dressing Room

'Velux' skylight, range of fitted timber wardrobes, shelving units and drawers.

Ensuite Shower Room

Three piece suite comprising fully tiled shower cubicle, 'Laufen' w.c with 'Geberit' chromed flush over, wash hand basin in vanity unit with

matching mirror, linen cupboard storage with mirrored door, 'Velux' skylight.

Bedroom Four

Upvc double glazed window to front and gable elevations, double panel central heating radiator.

Ensuite Shower Room

Three piece suite comprising low level w.c with 'Geberit' flush, circular bracket wash hand basin, fully tiled shower cubicle, chromed radiator towel rail, ceramic tiled walls, extractor fan, LED spotlighting to ceiling.

Airing Cupboard

On the inner landing is an airing cupboard with large pressurised water system.

External

Main Entrance

The property is approached from the front by a pair of recently fitted timber electrically operated gates to a large golden gravel turning area which incorporates a timber gazebo with sensor lighting. There is also a separate side gated entrance and paved lighted walkway to the front door. To the rear of the property are a second set of double opening entrance gates with a limestone chipping driveway leading to;

Double Garage

Double detached garage with electrically operated roller shutter up and over door, light and power installed.

Gardens

The property is set in approximately one third of an acre of well-tended, mature gardens, mainly laid to lawns with mature shrubbery, larch trees, fruit orchard and timber garden shed. The front and side gardens adjoin open agricultural land and offer stunning views of the Ribble Valley. There are a number of Indian stone flagged patio areas, perfect for outdoor entertaining, along with an original stone piggery and timber pergola with seated areas.

Services

Main electricity, mains water, sewerage via private water treatment plant, oil fired central heating and domestic hot water.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G.

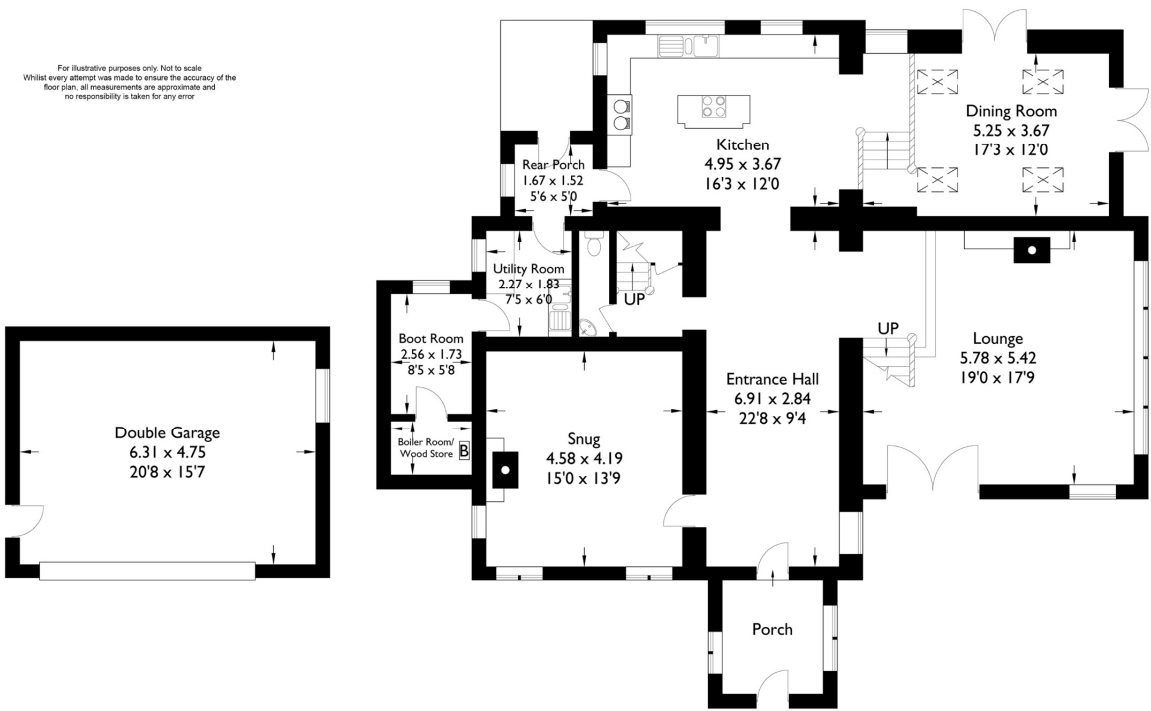
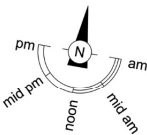
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Approximate Gross Internal Area : 255.55 sq m / 2750.71 sq ft

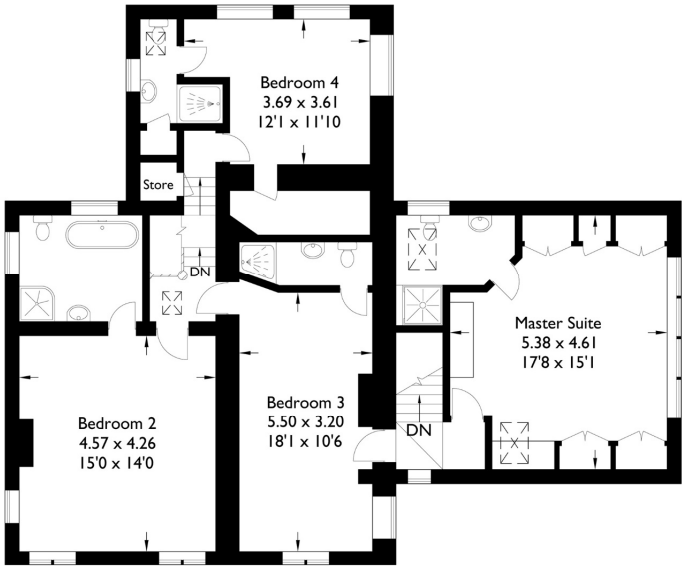
Garage : 29.97 sq m / 322.59 sq ft

Total : 285.52 sq m / 3073.31 sq ft

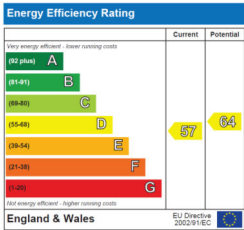


Garage

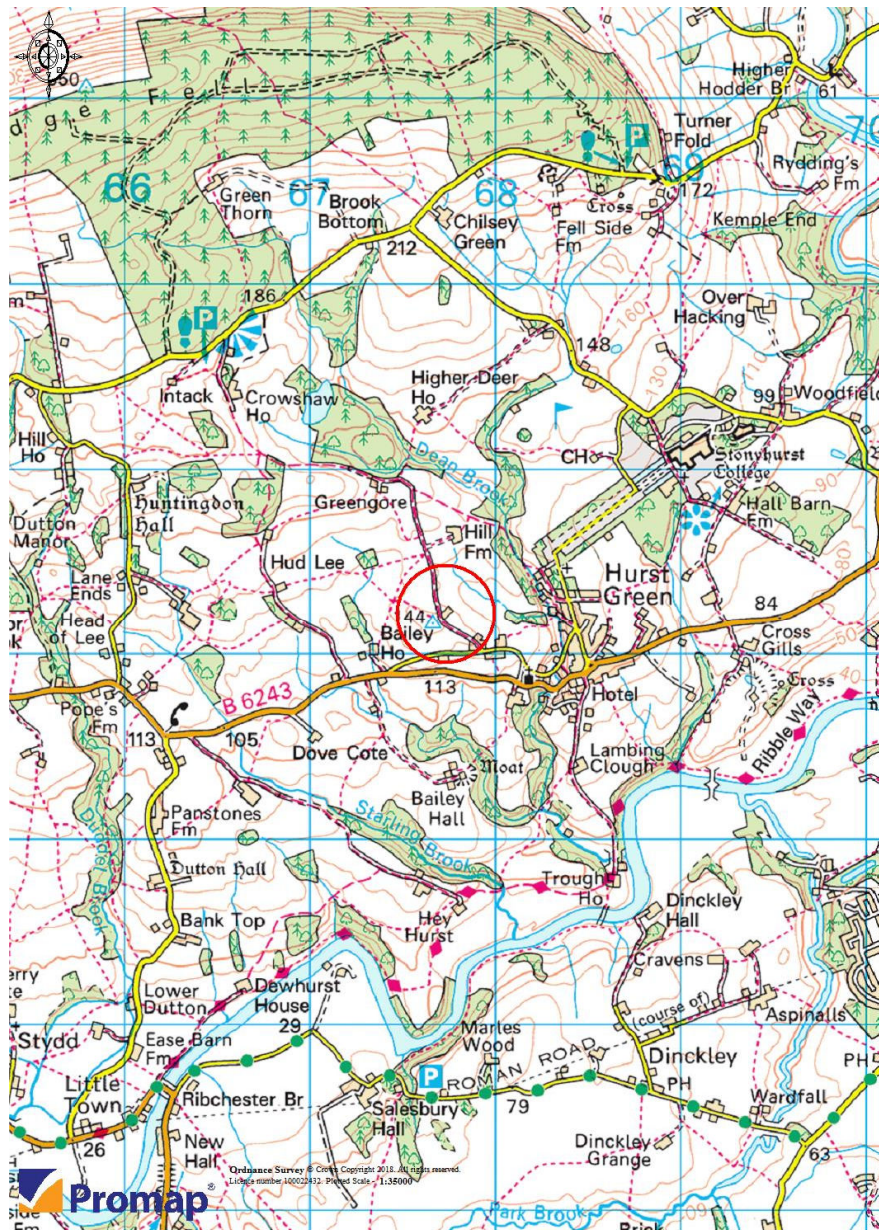
Ground Floor



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 approximated 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