



The Mount Farmhouse

Gaylands Lane | Earby | Lancashire | BB18 6JR

MSW HEWETSONS



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Guide Price of £975,000

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A superb development in a spectacular rural position with stunning panoramic views across the Yorkshire dales and the three peaks. This property has been developed to an exceptional high standard with spectacular quality fitments throughout offering superb open living accommodation with the benefit of ground source heating and double glazing. In addition to the principal house is a detached leisure building and a detached double garage.

The property is set in beautifully maintained gardens with land extending to approximately 10 acres.

Construction

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

Accommodation comprising

Ground Floor

External Porch

External stone porch with courtesy ceiling lighting.

Reception Hallway

Sturdy hardwood panelled entrance door with double glazed side panelled windows, feature archway above, twin 'Velux' skylights. Storage cupboards to either side, ceramic tiled floor with curtesy lighting and underfloor heating.

Living/Dining Kitchen Area

A spacious, well planned family room.

Kitchen Area

Beautiful quality 'Siematic' kitchen with integrated 'Corian' work surfaces, breakfast bar and sink area. 'Siemens' induction

ceramic hob with 'Best' extractor hood over. Built in 'Siemens' oven grill and separate fan assisted oven. Built in 'Siemens' fridge. Built in 'Siemens' freezer. Built in 'Siemens' dishwasher. Ceramic tiled flooring with under floor heating, double glazed timber sash windows to front and gable elevations.

Dining Area

Integrated dining area with original bay window with stone mullions, double glazed timber sash windows, window seating with storage and underfloor heating.

Living Area

Dressed stone fireplace with raised hearth housing glass fronted log burning stove. Concertina double glazed upvc windows to front elevation offering spectacular open views. Ceramic tiled floor with under floor heating.

Lounge

Two steps leading down from the principal family room. Oak panelled twin sliding doors, dressed stone fireplace with glass fronted log burning stove. Feature full wall windows to

either side of chimney breast. Double glazed stone mullioned window to front elevation. Twin double glazed sash windows to rear elevation. Ceiling lighting, under floor heating.

Inner Hallway

Twin oak panelled doors leading to inner hallway, ceramic tiled flooring with under floor heating.

Office

Double glazed timber sash windows with stone mullions to front elevation, fitted shelving and cupboards, service cupboard, ceiling lighting, under floor heating.

Cloak Room

'Corian' hand wash basin with cabinet beneath, fitted illuminated mirror, low level w.c, ceramic tiled walls and floors, under floor heating.

Laundry/Plant Room

Range of fitted base and wall units with sink, plumbed for washing machine and dryer. Plant relating to 'Ground Source' heating to the house.

Particulars of sale

First Floor Staircase

Oak and glazed return staircase with courtesy lighting.

Landing

Open landing, double panel central heating radiator, twin double glazed sash windows to front elevation, built in wardrobes.

Master Bedroom

Feature double glazed full wall sash windows, double glazed timber sash windows with stone mullions to front elevation, two double panel central heating radiators.

En Suite Bathroom

Five piece suite comprising: free standing boat bath with floor mounted chromed mixer tap with shower fitment, shower cubicle with ceiling mounted monsoon shower fitment. Twin ceramic wash hand basins on slate plinth with fitted mirror over, low level w.c, ceramic tiled walls and flooring, feature double glazed sash windows to gable elevation, ceiling lighting, arched glass block partitioned wall.

Mezzanine Dressing Room

Accessed from the master bedroom via a stainless steel spiral staircase, glazed and steel balustrade and screen, fitted wardrobes and cupboards, eaves storage, twin 'Velux' skylights, ceiling lighting.

Bedroom Two

Double glazed timber sash windows with stone mullions to front elevation, double panel central heating radiator.

En Suite Shower Room

Three piece suite comprising shower cubicle with ceiling mounted monsoon shower fitment with hand shower, bracket wash hand

basin in vanity unit, low level w.c, ceramic tiled walls and flooring, extractor fan, ceiling spotlighting.

Bedroom Three

Double glazed timber sash windows to both front and rear elevations, double panel central heating radiator.

House Bathroom

Four piece suite comprising; free standing boat bath, bracket wash hand basin, low level w.c, shower cubicle with ceiling mounted monsoon shower fitment, ceramic tiled walls and flooring, double glazed timber sash window to front elevation, wall mounted chromed radiator towel rail, ceiling spotlighting.

Second Floor Staircase

Timber and glazed staircase.

Landing

Open landing area, 'Velux' skylight, walk in storage cupboard.

Bedroom Four

Two 'Velux' skylights, double panel central heating radiator, ceiling lighting, access points to roof storage.

Bedroom Five

Two 'Velux' skylights, access doors to eaves storage.

House Bathroom Two

Bath with tiled surround, pedestal wash hand basin, low level w.c, ceramic tiled walls and flooring, 'Velux' skylight, double panel central heating radiator.

Leisure Building

Detached leisure complex constructed of

stonework with slate roof supported on timber.

A superb additional facility for summer/ winter parties also incorporating gym and bar area.

Sitting Room

Free standing glass fronted wood burning stove, double glazed sash windows to front and gable elevations, concertina upvc double glazed patio doors to rear elevation. High quality fitted bar in black and white 'Corian' work surfaces and sink, refrigerators and storage. Polished concrete floors with underfloor heating.

Gym

Timber stable door, double glazed full wall timber windows to front and rear elevations, four 'Velux' skylights, storage.

Cloak Room

Pedestal wash hand basin, low level w.c, extractor fan.

Shower Room & Sauna

Open shower room with wall mounted monsoon shower fitment, double glazed doorway leading to garden areas, timber sauna.

Garage

Constructed of stonework with slate roof supported on timber. Double doors, rear window and side personnel door.

Entrance

The property is accessed through a double timbered electric gate.

Drive

Tarmac, cobbled and pebbled driveway with ample parking.

Patios

Stone flagged patio areas to the front of the property, feature archway leading to private barbeque garden, beautifully maintained flat lawns, stone flagged patio.

Detached Stone Garden House

Constructed of stonework with slate roof, concertina double glazed doors.

Secondary Gardens

To the rear of the leisure complex is a open garden area surrounded by stone walls with mature trees, stone flagged patio and plinth for hot tub.

Land

The property has land extending to approximately 10 acres.

Services

Mains electricity, mains water, 'Ground Source' heating to radiators and under floor heating.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Council Tax Band F payable to Craven District 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.

The Mount Farmhouse

Approximate Gross Internal Area : 377.95 sq m / 4068.22 sq ft

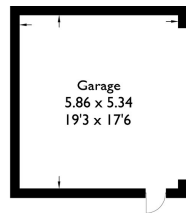
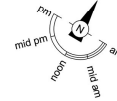
Annexe : 69.13 sq m / 744.10 sq ft

Summer House : 7.80 sq m / 83.95 sq ft

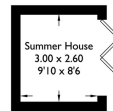
Mezzanine : 27.40 sq m / 294.93 sq ft

Garage : 31.29 sq m / 336.80 sq ft

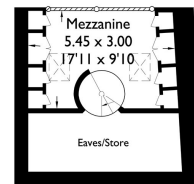
Total : 513.57 sq m / 5528.02 sq ft



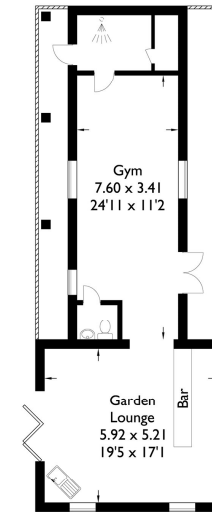
Garage



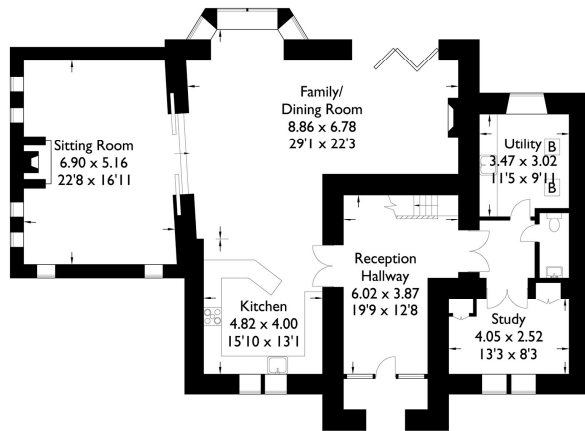
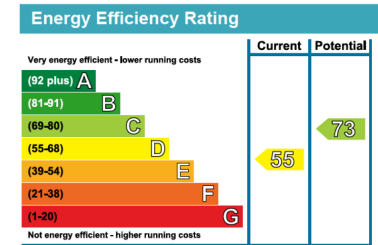
Summer House



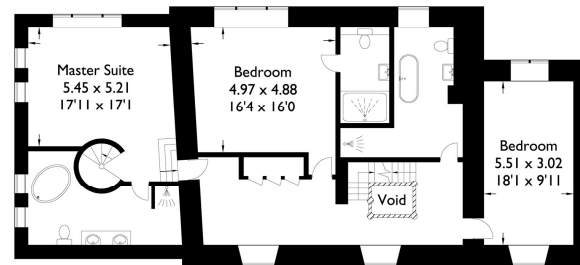
Second Floor Mezzanine



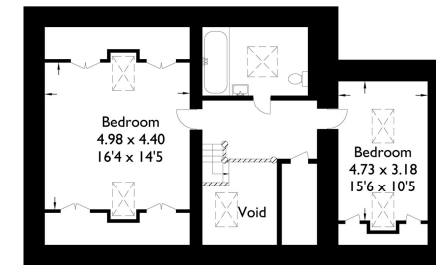
Annexe



Ground Floor



First Floor



Second 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.







MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

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