



Robin Hill

149 Wheatley Lane Road | Barrowford | BB9 6QN

MSW HEWETSONS



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Guide Price of £995,000

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Barrowford | BB9 6QN

A significant detached private house situated in one of the area's most popular residential positions. Superb setting with spacious well-proportioned family accommodation with high quality fitments and décor throughout.

Construction

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

Entrance Porch

Traditional oak panelled door, tiled floor, single panel central heating radiator, double glazed timber leaded side window, coved ceiling.

Reception Hallway

Multi pain glazed doorway, oak boarded flooring, two single panel central heating radiators, under stairs storage, coved ceiling.

Inner Hallway

Oak boarded flooring, double glazed timber leaded window to front elevation, double panel central heating radiator, ceiling coving.

Cloak Room

Containing low level w.c, pedestal wash hand basin, ceramic tiled walls, extractor fan.

Front Porch

Double multi pained glazed door leading from reception hallway to front porch with timber leaded door and side windows.

Main Lounge

Superb dressed stone arched fire place with feature vine carving with stone hearth and back housing cat iron log burning stove. Double glazed timber leaded bay window with two side windows. Two double panel central heating radiators, oak boarded flooring, ceiling freezes, rows and coving.

Office

Excellent home office with range of high quality fitted book shelves, cupboards and desk space. Timber flooring, double glazed timber leaded window to front elevation, double panel central heating radiator, spotlighting to ceiling.

Dining Room

Feature double glazed timber leaded large square bay window with seating, windows to either side. Oak boarded

flooring, mahogany panelled fireplace with marble surround and hearth with living coal effect fire.

Sitting Room

Adams style carved and columned timber fireplace with marble hearth and back with coal effect living gas fire. Oak boarded flooring, double timber panelled doors leading to lounge, coving and ceiling freezes, double glazed timber leaded window to rear elevation, single panel central heating radiator.

Breakfast Kitchen

Spacious breakfast kitchen with range of high quality kitchen furniture with 'Corian' work surfaces and one and a half bowl sink with waste disposal unit. Built in 'Neff' Dishwasher, built in 'Neff' microwave, built in fridge. Decorative ceramic tiles to both ceilings and walls, spotlighting to ceiling. Navy enamelled electric 'Aga' with decorative tiled splashbacks and canopy over. Double radiator in cover. Double glazed timber leaded window to front elevation, 'Velux' skylight.

Particulars of sale

Rear Porch

Quarry tiled floor, hardwood panelled door, single panel central heating radiator, 'Velux' skylight.

Utility Room

Good sized open utility room, enamel 'Belfast' sink, hot and cold supply. Double glazed leaded timber windows to inner and gable elevations, 'Velux' skylight, timber louvered storage cupboards, plumbed for automatic washing machine, airing cupboard containing 'Vailant' gas boiler providing central heating and domestic hot water.

Pantry

Large walk in pantry with fitted shelving, 'Velux' skylight.

Store Room

Further storage area with high stand freezer.

First Floor

Staircase

The staircase to the first floor accommodation is from the reception hallway with a feature full wall picture window with decorative leaded stained glass.

Landing

Open landing area, two single panel central heating radiators, double glazed timber door to balcony.

Inner Landing

Leading to –

Master Bedroom

Full wall wardrobes with fitted bevelled mirrors. Fitted cupboards and knee-hole dresser, double glazed leaded timber bay window, two double panel central heating radiators.

En Suite Bathroom

Containing five piece suite comprising double air bath in tiled surround, pedestal wash hand basin, low level w.c, bidet. Walk in shower and steam room, skirting radiator, wall mounted radiator towel rail, double glazed leaded timber window to front elevation.

Bedroom Two

Double glazed timber leaded window to rear elevation, double panel central heating radiator, range of high quality oak wardrobes and cupboards.

Bedroom Three

Twin double glazed timber leaded windows to front elevation, double panel central heating radiator.

Bedroom Four

Double glazed timber leaded window to rear elevation, double panel central heating radiator, range of high quality fitted oak wardrobes and cupboards with glass fronts, vanity desk and work station.

Bedroom Five

Double glazed timber leaded window to front elevation, single panel central heating radiator.

House Bathroom

Four piece suite comprising timber panelled bath with mixer tap and shower head, pedestal wash hand basin, low level w.c, bidet, ceramic tiled walls and flooring, floor mounted radiator towel rail, double glazed timber leaded window to front elevation.

Airing Cupboard

Airing cupboard off landing with fitted shelving and cylinder.

External

Entrance

The property is approached from the main highway through stone and wrought iron electrically operated gates with separate personnel gate. Recently re-laid tarmac driveway with turning area, mature beech trees and lawn.

Garage

Detached double garage constructed of stonework, electrically operated up and over doors, light, power and water installed.

Timber Stores

Enclosed and open timber stores.

Gardens

Circular stone flagged patio to the front of the property, lawns and mature shrubs.

The majority of the gardens are to the rear south elevation with a large raised flagged patio, leading to a lower lawn area with detached stone summer house with light, power and water installed.

Tenure

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

Services

Mains electricity, mains water, mains gas, mains sewerage. BT fibre connectivity.

Council Tax

Band G payable to Pendle 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.

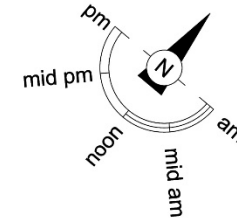
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Approximate Gross Internal Area : 333.11 sq m / 3585.56 sq ft

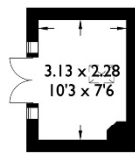
Garage : 41.79 sq m / 449.82 sq ft

Summer House : 7.13 sq m / 76.74 sq ft

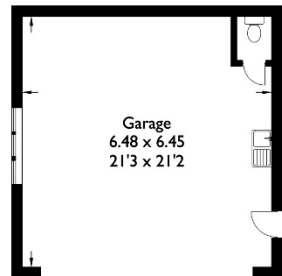
Total : 382.03 sq m / 4112.13 sq ft



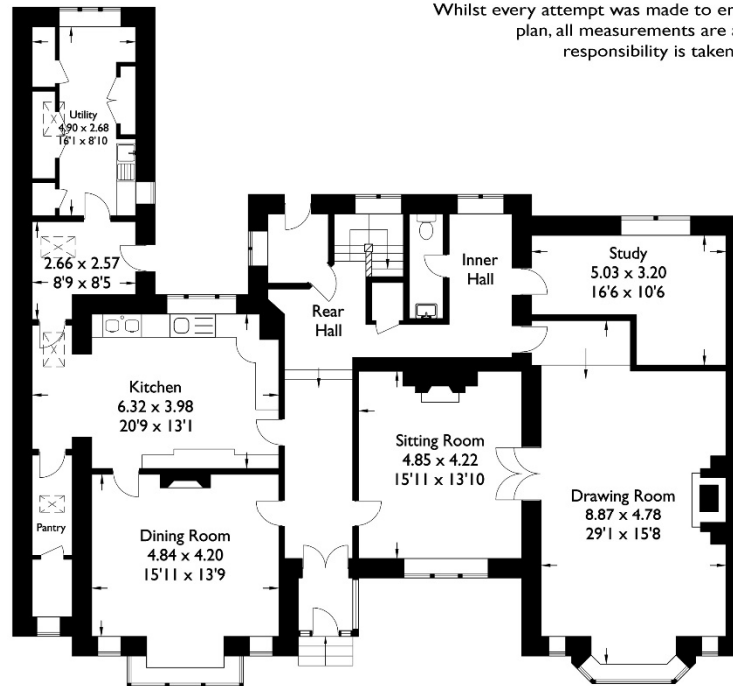
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



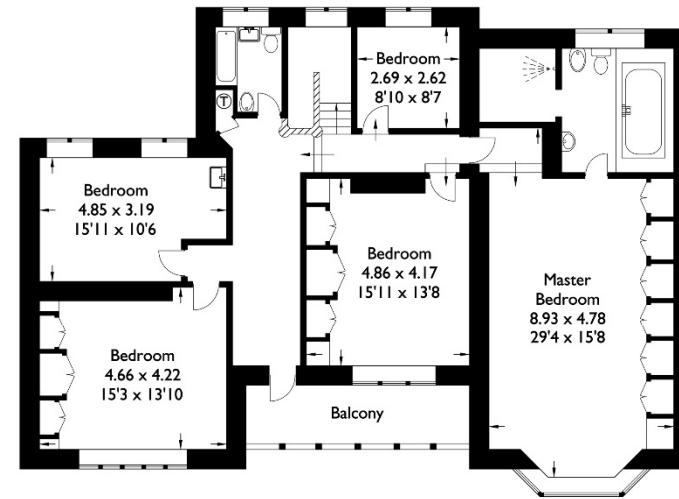
Summer House



Garage



Ground Floor



First Floor







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