



Moreton Grange

Moreton Park | Whalley | Clitheroe | Lancashire | BB7 9DW

MSW HEWETSONS



Moreton Grange

Guide Price of £795,000

Adjoining land available by separate negotiation

Moreton Park | Whalley
Clitheroe | BB7 9DW

An exceptional detached private house situated in an elevated position with spectacular open rural views. High quality fixtures and fittings, immaculate décor with the benefit of double glazing, gas fired central heating and fitted solar panels.

The property is set in beautifully maintained private lawned garden areas with surrounding beech hedges and stone patios. The property also has a substantial garage/workshop extending to approximately 3500 square feet.

Two adjoining paddocks extending to 8.97 acres and 7.27 acres available by separate negotiation

Construction

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

Accommodation comprising

Ground Floor

Entrance Porch

Hardwood timber panelled doorway, quarry tiled floor, double glazed upvc window to front and gable elevations, coved ceiling, single panel radiator.

Reception Hallway

Oak glazed entrance door with side panels. Double glazed upvc window to front elevation, two double panel central heating radiator, coved ceiling.

Sitting Room

Double glazed upvc mullioned window to front elevation, double glazed upvc

windows to either side of chimney breast, double glazed aluminium French doors to rear elevation. Two double panel central heating radiators, open fireplace with marble surround and hearth.

Dining Room

Double glazed upvc mullioned window to rear elevation, skirting radiator, serving hatch to kitchen, coved ceiling.

Snug Room

Double glazed mullioned window to front elevation, feature stone and slate open fire, double panel central heating radiator.

Breakfast Kitchen

Double glazed upvc mullioned window to rear elevation, range of high quality fitted base and wall units with complimentary work surfaces and tiled splash backs. Single drainer stainless

steel sink with chromed mixer tap. Built in 'Belling' electric oven with grill and ceramic hob, with 'Bosch' cooker hood. Double panel central heating radiator, coved ceiling.

Larder

Single glazed timber window, quarry tiled flooring, fitted shelving and marble slab.

Utility Room

Double glazed timber window to rear elevation, half multi-paned rear door, range of fitted cupboards with work surface, single drainer stainless steel sink unit, plumbed for washing machine, double panel central heating radiator, quarry tiled flooring.

Particulars of sale

Garage

Integral double garage with pine sliding double doors, double glazed twin windows to gable elevation, double panel central heating radiator. Floor mounted gas boiler providing central heating and domestic hot water, useful mezzanine store with drop down loft ladder, light, power and water installed.

Cloak Room

Accessed from the main reception hallway. Low level w.c, pedestal wash hand basin, under stairs storage area, double glazed window to rear elevation, chromed wall mounted radiator towel rail.

First Floor

Staircase

Traditional turn staircase with oak balustrade and newel posts.

Half Landing

Double glazed timber arched window to rear elevation.

Main Landing

Open main landing with two single panel central heating radiators, airing cupboard containing cylinder with emersion and linen shelving.

Bedroom One

Double glazed upvc mullioned window to front elevation, double glazed upvc window to gable elevation, two double panel central heating radiators, fitted mirror fronted wardrobe.

En Suite Bathroom

Four piece suite comprising handle grip panel bath with shower fitment, wash hand basin in vanity unit, low level w.c, bidet. Double panel central heating radiator, twin double glazed windows to rear elevation.

Bedroom Two

Double glazed upvc mullioned window to front elevation, fitted mirror fronted wardrobes, double panel central heating radiator.

Bedroom Three

Double glazed upvc mullioned window to rear elevation, double glazed upvc window to gable elevation, fitted wardrobes, double panel central heating radiator.

Bedroom Four

Twin double glazed upvc windows to front elevation, fitted wardrobes, single panel central heating radiator.

House Bathroom

Three piece suite comprising walk in shower cubicle with 'Mira' fitment, wash hand basin in vanity unit, low level w.c, single panel central heating radiator, double glazed upvc mullioned window to rear elevation, wall mounted chromed radiator towel rail.

External

The property is surrounded by mature lawned gardens with beech hedges, extensive patio to the rear of the property.

Driveway

Private driveway leading to the property with a separate driveway leading to –

The Barn

Comprises of two sections, lower section is constructed of brick stanchions with block work and steel roof supports with double timber sliding doors and side access panel door. The upper section is constructed of brick work with steel roof supports, rear access by up and over doors and separate side panel access door.

The property presently has permission for domestic garaging but could easily be used for extensive workshop, hobby rooms or has potential for home

working. Facilities to fit a w.c. as soil pipe is already connected.

To the rear of the barn is an attached timber stable building.

Services

Mains electricity, mains water, mains gas, sewerage to private septic tank. Solar panels with the benefit of feed in tariff agreement.

Council Tax Band

Band G payable to Ribble Valley Borough Council.

Tenure

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

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.

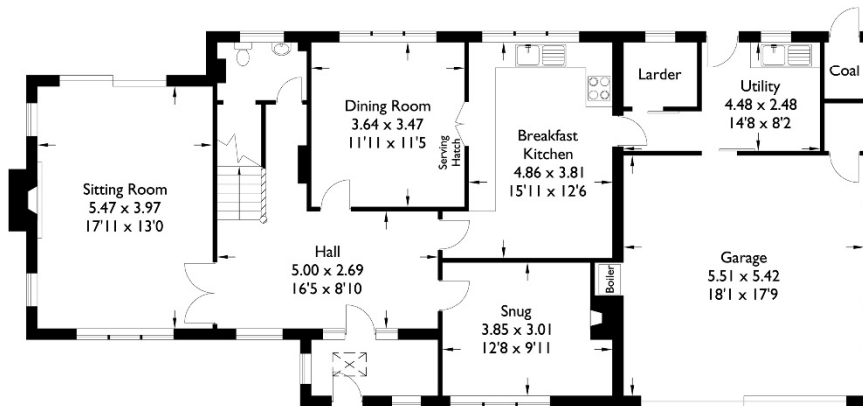
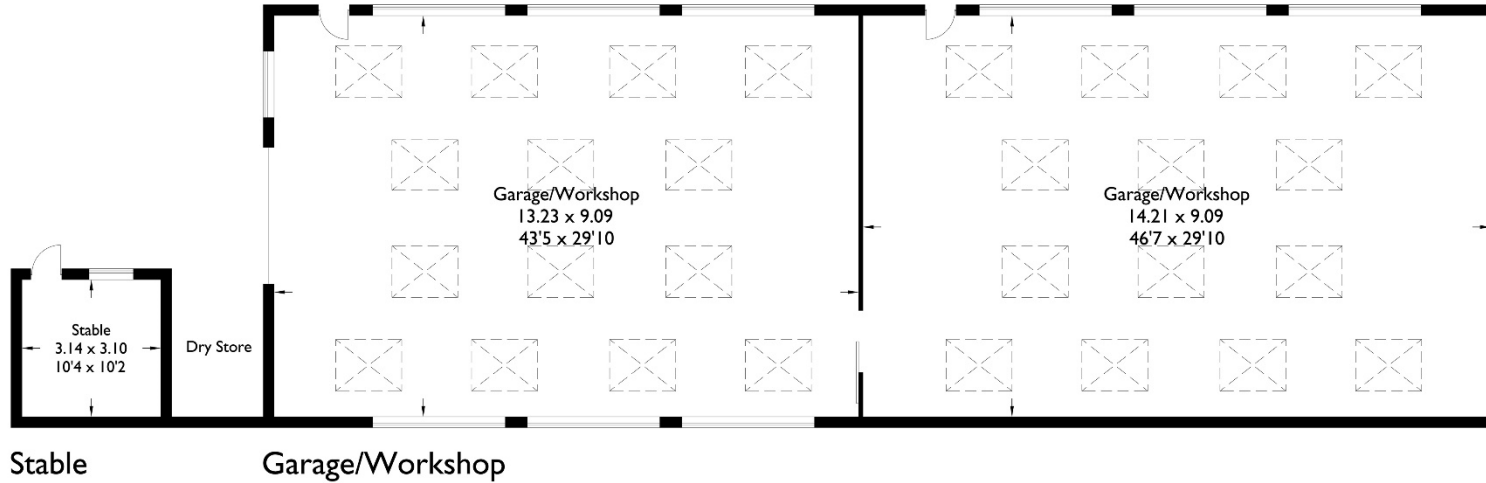
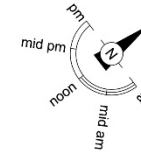
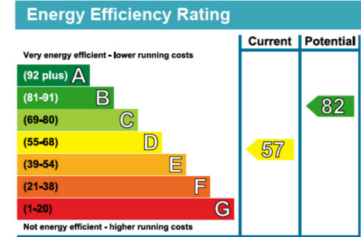
Moreton Grange

Approximate Gross Internal Area : 185.16 sq m / 1993.04 sq ft

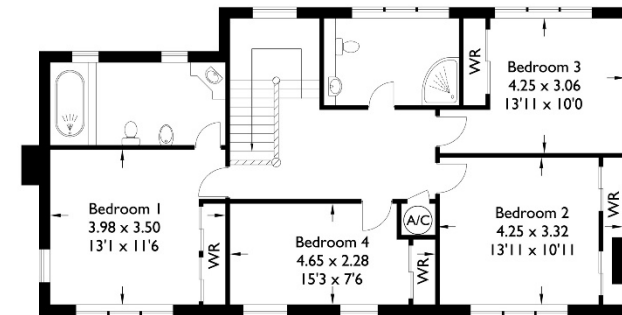
Garage/Workshop : 280.40 sq m / 3018.20sq ft

Stable : 9.73 sq m / 104.73 sq ft

Total : 475.29 sq m / 5115.97 sq ft

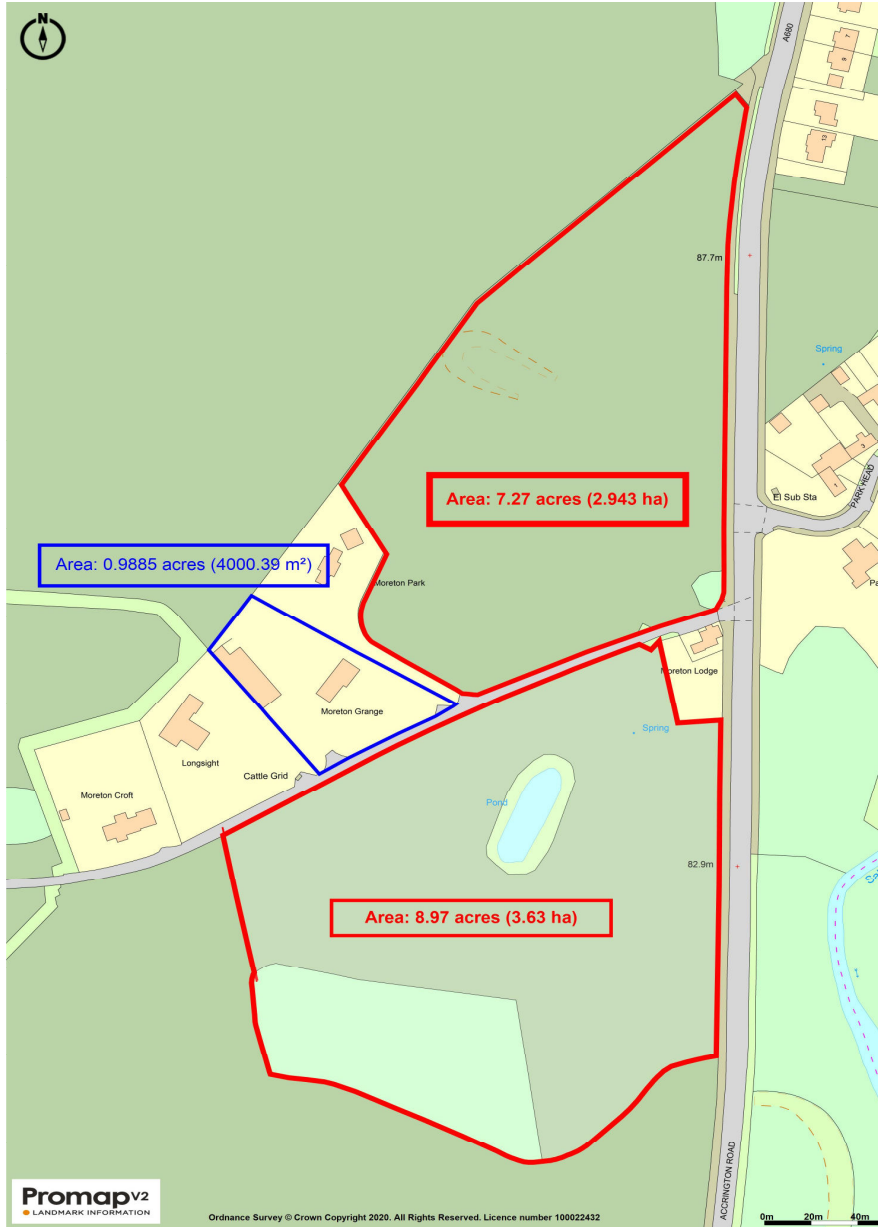


Ground Floor



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 approximate 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