



Huntroyde Hall East

Whins Lane | Simonstone | Lancashire | BB12 7QL

MSW HEWETSONS



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Guide Price of £1,750,000

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Further wings were added to the west side in 1777 and 1850 and when these were demolished in 1963, many of the original architecturally-significant fixtures and fittings including Italian marble 'Adam' fireplaces, Argentinian Mahogany doors and panelling were transferred to the present hall and remain within the property.

In 1879 the kitchen court was enclosed with the addition of the game larders, offices and stores, a substantial part of which is now part of this property.

In 1885/1888 the whole house was refaced in stone and the tower section with flagpole was added.

In 1963 and 1970 the hall was reduced to its present manageable size and internal alterations made so that Huntroyde Hall, as it now exists, can be classed as the historic core of the original hall and contains many of the original historic, architectural and other features.

The extensive gardens laid largely to lawn and parkland are believed to have been designed by Capability Brown, one of the World's most renowned landscape architects.

An opportunity to acquire the Eastern wing of one of the North West of England's most historically significant houses, referred to in many prominent archives of British history. This fine old hall occupies the original 14th century site of a hunting lodge of John O' Gaunt, brother of King Edward III. Huntroyde Hall estate came to the Starkie family in approximately 1465 and this property, a substantial part of the first officially recorded house on the site, was built in 1576 by Edmond Starkie, marked by a date stone ES 1576 above the rear entrance door.

Entrance Hall

Timber panelled entrance door on steel gudgeons and straps, glazed stone mullioned windows to either side, stone flagged flooring, original stone archway, timber ceiling, herringbone set 'Parque' floor, ceiling coving.

Inner Hallway

Stone mullioned bay window, 'Parque' herringbone set floor, double panel central heating radiator, ceiling coving and spotlighting.

Secondary Hallway

Stone mullioned double windows to rear elevation, herringbone set 'Parque' floor, radiator in timber cover, ceiling coving. Carved ornate staircase leading to first floor accommodation.

Cloak Room

Comprising low level w.c, pedestal wash hand basin, window to rear elevation, ceiling spotlighting.

Sitting Room

Stone mullioned window to front elevation, original stone arched fireplace with cast iron log burner, timber beamed and coved ceiling, double panel central heating radiator.

Dining Room

Original delicately carved ornate marble Adam style fireplace cast iron multi fuel stove with raised hearth and brick back. Decorative coved and beamed ceilings, stone mullioned windows to front and gable elevations, double panel central heating radiator.

Rear Hallway

Timber panelled walls, stone flagged flooring, ceiling coving, rear door with diamond, bevelled glass courtesy window.

Breakfast Kitchen

Stone mullioned windows to front, rear and gable elevations, feature wrought iron, candy twist support stanchions, range of high quality kitchen furniture with matching island preparation unit. Stainless steel sinks to both main kitchen and island unit, 'Elan' cooker with ceramic hob. Built in dishwasher, ceramic tiled flooring. Separate breakfast area, feature coved ceiling, cast iron log effect gas fireplace with timber mantle and brick recess, double panel central heating radiator.

Ante Room to Kitchen

Gaining access to cellar areas, stone mullioned windows to front and gable elevations, ceramic

tiled flooring, coved ceiling, ceiling lighting, double glazed timber door leading to garden and patio areas.

First Floor

Staircase

Original hardwood staircase and balustrade with carved newel posts, spindles and handrail.

Landing

Open landing area with original hardwood balustrade, stone mullioned window to rear elevation.

Inner Landing

Feature oak half panelled walls. Original timbered ceiling with drop finials and glazed skylights.

Master Bedroom

Stone mullioned windows to front and gable elevations, double high stand radiators, half timber panelled walls, ceiling coving and spotlighting. Marble fireplace with blocked marble screen. Twin doors to either side with access back to principal landing.

Particulars of sale

Inner Landing

Feature oak half panelled walls. Original timbered ceiling with drop finials and glazed skylights.

Master Bedroom

Stone mullioned windows to front and gable elevations, double high stand radiators, half timber panelled walls, ceiling coving and spotlighting. Marble fireplace with blocked marble screen. Twin doors to either side with access back to principal landing.

Bedroom Two

Stone mullioned window to front elevation, feature panelling, double door leading back to master bedroom, fluted cylinder skirting radiator.

Bedroom Three

Stone mullioned window to front elevation, two high stand radiator, ceiling coving.

EnSuite Shower Room

Comprising walk in shower with 'Travertine' tiled walls and glass screen. Pedestal wash hand basin, low level w.c, feature wall mounted radiator towel rail.

Bedroom Four

Across the landing from the principal bedroom, stone mullioned window to rear elevation, fitted limed oak dressing area and matching cupboards.

Dressing Area

Limed oak corner wardrobes.

EnSuite Bathroom

Comprising three piece suite comprising panel bath with gold finished traditional mixer tap, pedestal wash hand basin, low level w.c, diamond corner set ceramic tiled flooring, ceramic tiled walls, stone mullioned window to rear elevation, coved ceiling and spotlighting.

House Shower Room

Comprising large walk in shower cubicle with glass screen and black marble tiled walls and flooring with large ceiling mounted rainforest shower head fitment, stone mullioned window to rear elevation, half timber panelled walls, pedestal wash hand basin, low level w.c, high stand radiator, chromed radiator towel rail.

Mezzanine Floor

Half landing with separate staircase. Stone mullioned window to rear elevation.

Bedroom Five

Stone mullioned windows to front and gable elevations, original cast iron fireplace, high ceilings with spotlighting.

En Suite Shower Room

Three piece suite comprising fully tiled shower cubicle with chromed wall mounted shower fitment, low level w.c, pedestal wash hand basin, ceramic tiled walls and flooring, chromed radiator towel rail, spotlighting to ceiling.

Second Floor

Staircase

Open staircase leading from guest bedroom

Tower Galleried Bedroom Six /Office Area

Stone mullioned windows to front and gable elevations, double panel central heating radiator, high ceiling with spotlighting.

Lower Ground Floor

This area was originally the kitchens and preparation areas for the Hall and could again be used as additional kitchen and living areas if required.

Cellar Areas

Cellar areas accessed from side hallway with glazed balustrade, courtesy lighting to staircase skirting.

Cinema

Stone dressed fireplace with brick back house cast iron multi fuel stove, stone flagged flooring, cylinder skirting radiator, stone mullioned window to gable elevation.

Vaulted Store

Glazed door leading from cinema room to vaulted storage cellar. Stone flagged floor, stone arched internal timber window.

Vaulted Store Two

Stone flagged floor, glazed door leading from cinema room.

External Out Buildings

Ground floor gun room with original timbered panelled door, double sash windows.

Garden Store

Timber panelled entrance door, single glazed timber side window, double doors to rear leading to rear courtyards and garden areas.

Log Store

Timber panelled entrance door, side window.

Archway with original studded timber door with small personnel door leading to cobbled rear courtyard with laurel surrounding hedges, communal parking with Huntrojde Hall West, external stone staircase leading to first floor apartment.

Stone Garage

Double sliding doors. Gas fired boiler supplying central heating and domestic hot water to the apartment. Entrance vestibule leading to apartment with-

Shower Room

Comprising shower, wash hand basin, low level w.c.

Staircase leading to first floor

Open landing area, two windows to front elevation.

Sitting Room

Stone mullioned windows to front and rear elevations. Log burning stove, double panel central heating radiator.

Bedroom

Stone mullioned window to front elevation, double panel central heating radiator.

Kitchen

Galley kitchen with fitted base and wall units, sink, built in cooker, double panel central heating radiator, stone mullioned window to front elevation.

Bedroom Two/Office

Stone mullioned windows to front and gable elevations, double panel central heating radiator.

Courtyard

To the rear of the property between the principal house and the out buildings is a courtyard parking area which is partially stone flagged with chipping leading back to the principal drive.

External

Extensive landscaped formal gardens and parkland totalling 7.696 acres. (boundary plans available)

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band H payable to Ribbles Valley Borough Council

Services

Mains electricity, Mains water, soakaway sewerage shared with Huntrojde Hall West.

Huntroyde Hall East

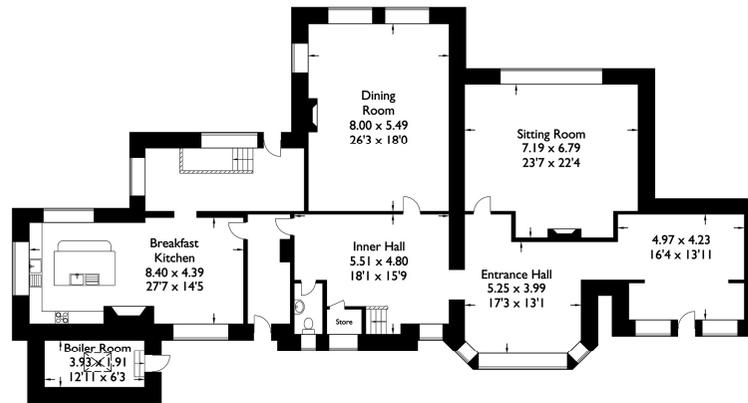
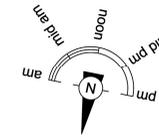
Approximate Gross Internal Area : 464.37 sq m / 4998.43 sq ft

Garage : 26.53 sq m / 285.56 sq ft

Cellar : 113.65 sq m / 1223.31 sq ft

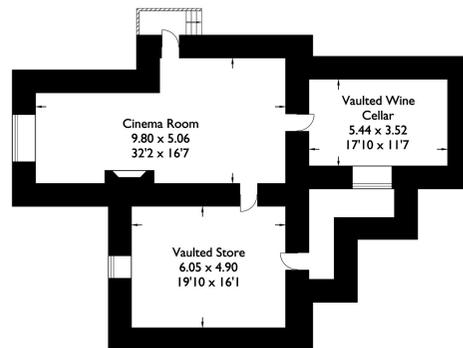
Outbuilding : 126.32 sq m / 1359.69 sq ft

Total : 730.87 sq m / 7867.01 sq ft

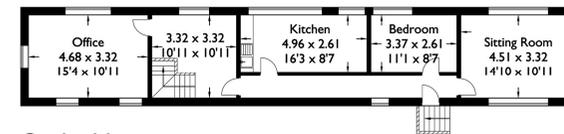


Ground Floor

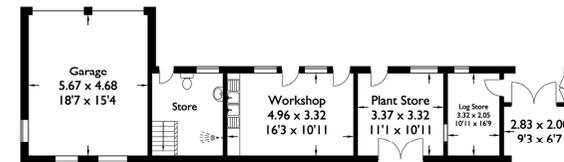
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



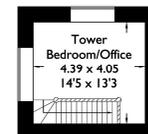
Cellar



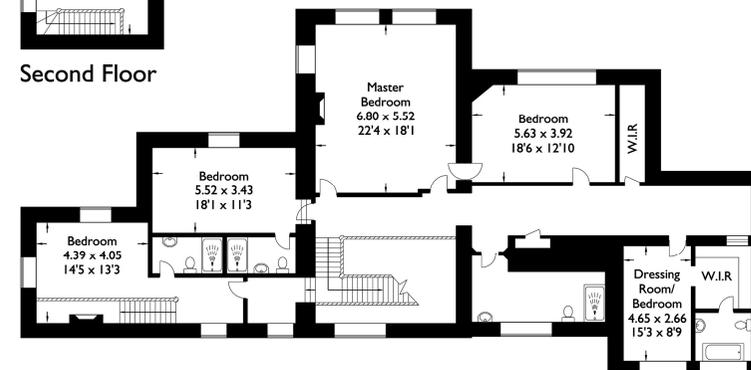
Outbuilding
First Floor



Outbuilding
Ground Floor



Second Floor



First Floor

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