



Loud Mythom

Thornley | Near Chipping | Lancashire | PR3 2TS

INGHAM & YORKE
Chartered Surveyors & Land Agents

MSW HEWETSONS



Loud Mythom

Guide Price of £1,100,000

Thornley | Near Chipping
Lancashire | PR32TS

Loud Mythom is an ancient steading situated adjacent to the River Loud at its junction with the River Hodder, near Doeford Bridge, in the heart of the Hodder Valley. This is a very rare and exciting opportunity to acquire a small sporting estate comprising main house, annex and buildings, 15.06 acres of freehold land with 9.66 acres offering equestrian or grazing potential and 95.89 acres of adjoining sporting rights including some of the finest and most picturesque fishing on the River Hodder. The main Grade II Listed house is believed to date back to the mid-seventeenth century and has numerous traces of past architectural significance suggesting the presence of a much older habitation. The attached barn and shippon are later additions with the barn converted into the annex in 1990 and the shippon converted in 1992. Remarkably, Loud Mythom has remained in the same family's ownership through descent for over 300 years making this the first time the property has been offered for sale since the end of seventeenth century.

Particulars of sale

Accommodation – Main House

Ground Floor

External Porch

Single glazed side windows, stone flagged floor, stone seating, courtesy light.

Reception Hallway

Timber double doors, ceramic tiled floors, timber trussed ceiling, electric night storage heater.

Shower Room

Fully tiled shower room with sealed unit, a double-glazed window to front elevation, low level WC, bracket wash hand basin, half ceramic tiled walls, wall mounted shower fitment, low voltage spotlight to ceiling.

Study

Sealed unit double glazed window to front elevation, fitted shelves, timber beamed ceiling, fitted workstation.

Boot Room

Belfast sink with hot and cold supply, quarry tiled floor, electric night storage heater, sealed unit double glazed window to gable elevation, timber trussed ceiling.

Living / Dining Room

Superb full height open plan living / dining room. Dressed sandstone fireplace with matching hearth and raised handmade brick rebate with 'Clearview' multi-fuel stove. Stone mullioned sealed unit double glazed window to gable elevation, sealed unit double glazed French doors leading to side garden areas. Two electric night storage heaters. Low level window to dining kitchen area. Timber boarded access door to the attached annex.

Living Kitchen

L-shaped living kitchen, sealed unit double glazed stone mullioned window to front elevation, sealed unit double glazed stone mullioned window to rear elevation, large set antique style ceramic floor. Range of fitted

base units, built in oil-fired 'Sovereign' cooker in tiled surround with wooden mantle. Built in 'Neff' ceramic hob with extractor hood over, built in microwave oven.

Pantry

Walk in pantry with traditional stone shelving.

Day Room

Two sealed unit double glazed stone mullioned window to front elevation. Traditional dressed stone fireplace with raised stone hearth and handmade brick back housing a cast iron 'Clearview' multi-fuel stove.

Under-stair Storage Area

Sturdy timber front door with original straps and gudgeons.

Home Office

Sealed unit double glazed stone mullioned window to front and gable elevations, single panel central heating radiator, fitted cupboard with timber doors.

First Floor

Staircase

Traditional wooden staircase with handrail.

Landing

Open landing area with wooden balustrade. Two single glazed stone mullioned windows to rear elevation, single panel central heating radiator.

Bedroom One

Single glazed stone mullioned window to front elevation, original slatted opening to the wall adjacent to the annex. Wash hand basin in tiled and wooden surround. Single panel central heating, fitted wardrobes, original cast iron fireplace.

Bedroom Two

Single glazed stone mullioned window to front elevation, original cast iron fireplace, fitted wardrobe, single panel central heating radiator.

Bedroom Three

Single glazed stone mullioned window to front elevation, single panel central heating radiator.

Bedroom Four

Single glazed stone mullioned window to front and gable elevations. Single panel central heating radiator, fitted cupboards and wardrobes.

House Bathroom

Containing four piece suite comprising cast iron roll top bath and claw bath with chrome mixer tap and shower fitment, pedestal wash hand basin, low level WC, corner shower fitment with 'Mira' shower, single glazed stone mullioned window to rear elevation. Low voltage spotlighting.

Second Floor

Staircase

Return wooden staircase with balustrade to second floor.

Occasional Bedroom Five / Play Room

Original low timber trussed ceiling.

Occasional Bedroom Six

Low timber trussed ceiling, sealed unit double glazed stone mullioned window to rear elevation.

En-suite Bathroom

Containing handle grip panel bath, wash hand basin in vanity unit, low level WC.

Accommodation – Annex

Reception Hallway

Large sealed unit double glazed full wall picture window with timber entrance door, stone flagged floor, electric night storage heater. Doorway leading into main house. Understairs storage.

Living Room

Twin sealed unit double glazed stone mullioned window to either side of chimney breast. Sealed unit double glazed stone mullioned window to gable elevation. Dressed stone and brick fireplace with living log effect cast iron gas stove by propane supply. Timber boarded flooring, electric night storage heater.

Breakfast Kitchen

Sealed unit double glazed stone mullioned window to front and inner gable elevation. Ceramic tiled floor, fitted base units with ceramic worksurfaces, single drainer stainless steel sink unit, half ceramic tiled walls.

Rear Porch

Timber and glazed rear porch with ceramic tiles.

Pantry

Walk in pantry with fitted shelving, ceramic tiled floor.

Cloakroom

Containing pedestal wash hand basin, low level WC.

Side entrance door. Half sealed unit double glazed door.

First Floor

Staircase

Return wooden staircase with balustrade.

Landing

Open landing area with balustrade.

Bedroom One

Sealed unit double glazed stone mullioned window to side elevation, electric night storage heater, timber boarded flooring.

Bedroom Two

Sealed unit double glazed skylight, electric night storage heater.

Bedroom Three

Sealed unit double glazed skylight.

House Bathroom

Containing four-piece suite comprising of handle grip panelled bath, pedestal wash hand basin, low level WC, shower cubicle with chrome fitment, sealed unit double glazed stone mullioned window to front elevation, electric night storage heater.

External

Old Dairy

Lean-to building against the rear of the main house, used for general garden storage and utility.

Stable Block

Across the courtyard from the rear of the main house is an original stone and slate stable block with four individual stables, including a two-storey storage room and tack room and first floor hay loft.

Wood Store

To the rear of the stable block is a useful storage shed. To the other gable of the stable is a dog kennel and an additional shed.

Gardens

The principal gardens are to the front (south) and side (east) elevations. Mainly laid to lawns, the gardens run down to the riverbanks. There is a timber-glazed gazebo overlooking the River Loud at its junction with the River Hodder.

Land and Sporting Rights

Main house curtilage and freehold land extending to 15.06 acres or thereabouts,

inclusive of 4.37 acres of woodland (edged red) and sporting rights over a further 95.89 acres or thereabouts (edged blue). The sporting rights also include fishing on the River Hodder (1004 yards single bank) and River Loud (615 yards single bank with 91 yards double bank around the house itself). (Please note that liability for the repair of external boundaries to the freehold land are to be confirmed.) NB: The vendors are to retain two rods in perpetuity.

The property provides the ideal opportunity for walked-up and rough shooting, with three small coverts / woodlands, a pond and rough pasture providing a variety of drives. (N.B. the land over which the sporting rights operate is owned and farmed separately by a neighbouring farmer).

The River Hodder is well known for its Brown Trout and Grayling fishing and notably, the property includes the 'Forty Foot Pool' on the River Hodder, which is significant for producing Sea Trout and the occasional Salmon – indeed, the record for the largest salmon ever caught on the River Hodder was achieved here!

Services

Mains electricity, mains water, oil fired central heating and domestic hot water, propane gas to gas fire in attached annex.

Tenure

Freehold with the benefit of vacant possession upon legal completion over the land edged red. Sporting rights only over the land edged blue.

Council Tax

Band G payable to Ribbles Valley Borough Council.

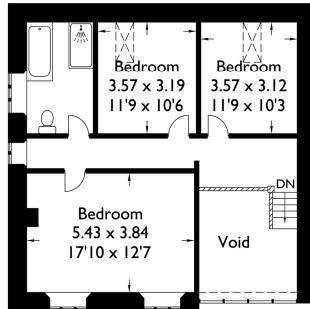
Loud Mythom Farm

Approximate Gross Internal Area : 545.96 sq m / 5876.66 sq ft

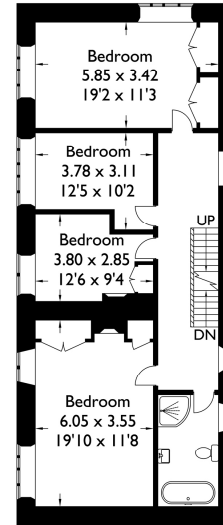
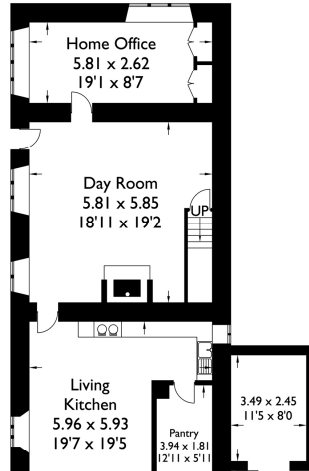
Stables : 79.52 sq m / 855.94 sq ft

Total : 625.48 sq m / 6732.61 sq ft

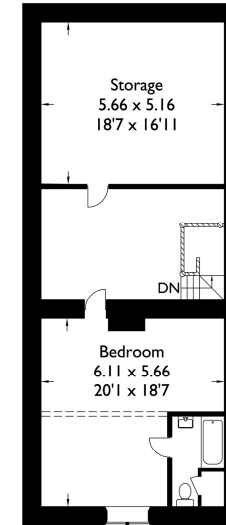
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Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



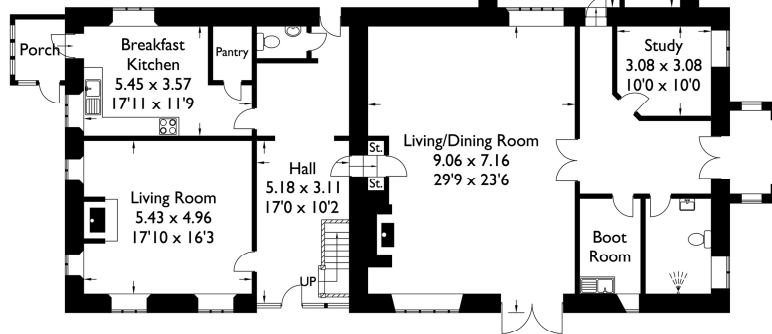
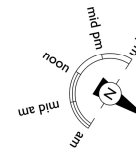
First Floor



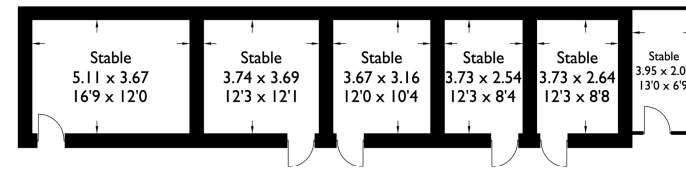
First Floor



Second Floor



Ground Floor

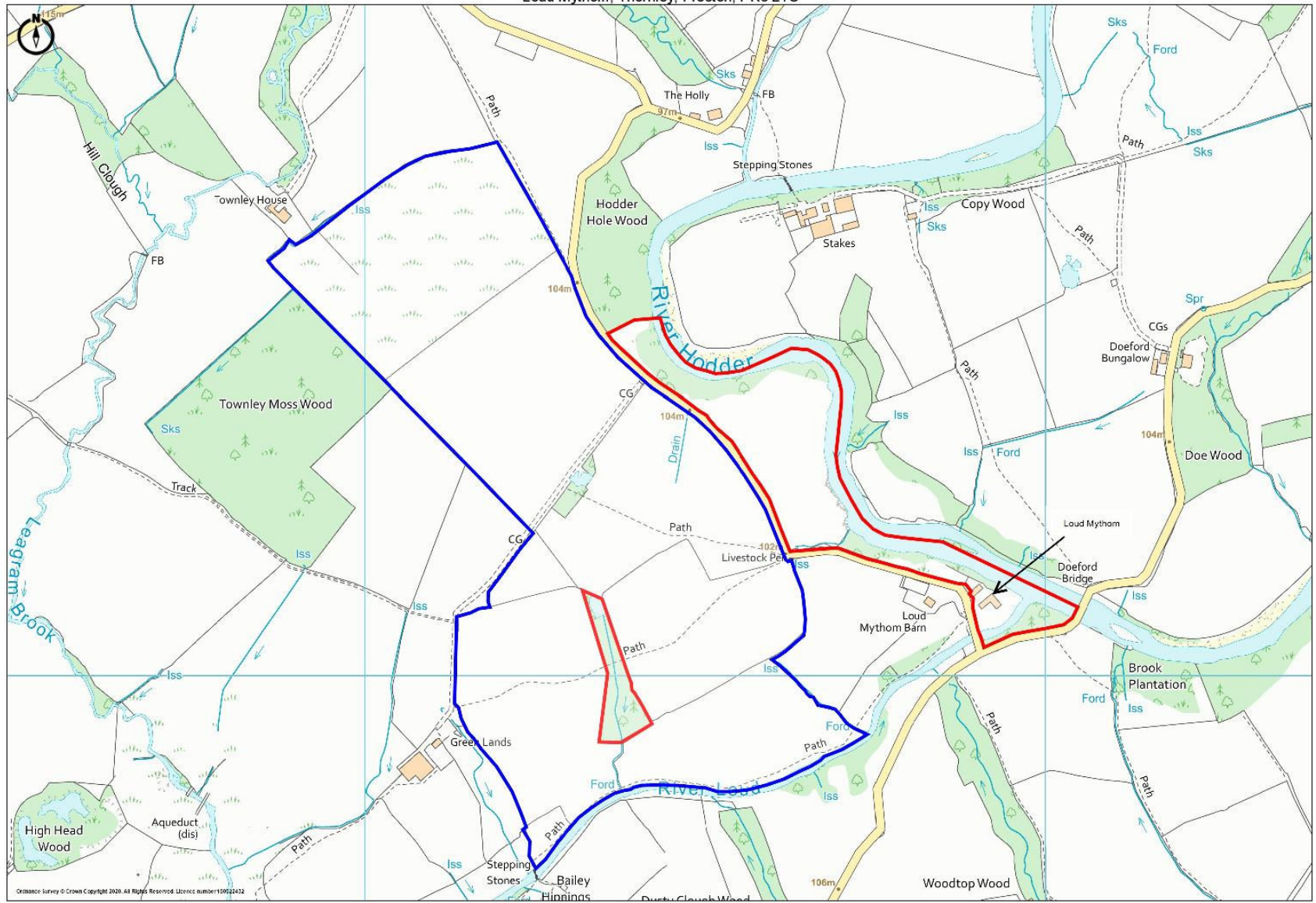


Stables

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Loud Mythom, Thornley, Preston, PR3 2TS



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LANDMARK INFORMATION

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