



# Hesketh House Farm

Coal Pit Lane | Gisburn | Lancashire | BB7 4JH

MSW HEWETSONS



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Guide Price of £675,000

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A detached period farmhouse situated in an idyllic rural position within a hamlet of three properties set in open fields yet within a few minutes' drive of the A59 making it accessible for both Clitheroe and Skipton. The property has great character including inglenook stone fireplaces, beam ceilings and stone mullioned windows, with the benefit of double glazing, oil fired heating and solar panels. Beautiful mature gardens, detached garage and detached studio.

## Construction

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

## Accommodation Ground Floor

### Entrance Porch/Conservatory

Ceramic tiled floor, Upvc roof and sides built in cupboards and shelving, half glazed timber panel stable door leading to;

### Kitchen

Range of fitted base and wall units, complimentary work surfaces and splash backs. Inset stainless steel sink unit with brushed steel mixer tap with detachable hand wash fitment. Built in 'Whirlpool' four ring ceramic induction hob with extractor hood over. Under cabinet courtesy lighting and strip lighting to ceiling beam. Built in 'Bosch' main oven with half oven and grill above. 'Hoover' plumbed washing machine 'Bosch' plumbed dishwasher. Recess for high stand

fridge freezer. Handmade rustic quarry tiled flooring, double panel central heating radiator, timber double glazed window to rear elevation, double glazed timber stone mullioned windows to front porch area. Low voltage spotlighting to ceiling.

### Hall

Single panel central heating radiator, double glazed timber window to rear elevation, half glazed timber door leading to annexe. Service cupboard with storage.

### Cloakroom

Low level wc and wash hand basin with tiled splash backs and tiled floor. Understairs storage area.

### Sitting Room

Fantastic original 'Inglenook' fireplace, raised hearth with original stone back and vaulted beehive bread oven, inset stone niches. Clearview multi fuel stove. Double glazed stone mullioned windows to front elevation with timber slats and window seat. Double

panel central heating radiator, beamed ceiling.

### Conservatory

Upvc double glazed large conservatory with side single door and double doors leading to garden and patio areas. Ceramic tiled flooring. Twin wall mounted thermostatically controlled electric radiators, thermostatically controlled ceiling ventilation window.

### Dining Room

Original stone 'Inglenook' fireplace with handmade brick back (original flue available but not installed). Double glazed stone mullioned windows to conservatory with slatted window seat, beamed ceiling. Built in oak cupboards and book shelving, double panel central heating radiator.

### Study

Small timber window to gable elevation, timber window to annexe room. Single panel central heating radiator, service cupboard.

# Particulars of sale

## **Annexe**

### **Back Porch**

Upvc double glazed side windows and ceiling, random stone wall. Ceramic tiled flooring, double panel central heating radiator. Door leading to back yard.

### **Annexe Bedroom**

Large double bedroom with full drop Upvc double glazed windows and door leading to side patio and gardens. Beech flooring, built in wardrobes and cupboards, Upvc double glazed window to gable elevation. Low voltage spotlighting to ceiling. Wall mounted thermostatic controlled radiator.

### **En Suite Wet Room**

Open shower with 'Triton' wall mounted electric fitment, wash hand basin on vanity unit, low level wc, wet room compound flooring, ceramic tiled walls, Upvc double glazed window, double panel central heating radiator, extractor fan, low voltage spotlighting to ceiling.

### **First Floor**

Return stone staircase with timber balustrade and string.

Half landing with timber window to rear elevation.

### **Main Landing**

Open main landing gaining access to bedrooms.

### **Principal Bedroom**

Timber double glazed stone mullioned window to front elevation with latted window seat, double glazed timber window to gable elevation. Range of built in oak wardrobes.

Double and single panel central heating radiators, beamed ceiling.

### **En Suite Shower Room**

Sliding door leading to three piece ensuite comprising of shower with ceiling and hand fitments, bracket wash hand basin, low level wc, fitted timber storage cabinets. Ceramic tiled walls and floor, wall mounted central heating and electrically operated towel rail radiator, low voltage spotlighting and extractor fan.

### **Bedroom Two**

Timber stone mullioned window with latted window seat, timber double glazed window to gable elevation, single panel central heating radiator.

### **Bedroom Three**

Timber double glazed windows to gable and rear elevations, single panel central heating radiator.

### **Dressing Room/Occasional Bedroom Four**

Timber double glazed window to gable elevation, single panel central heating radiator.

### **House Bathroom**

Containing three piece suite comprising handle grip panel bath with electric shower over and screen, pedestal wash hand basin, low level wc, timber double glazed window to rear elevation, single panel central heating radiator.

### **Garage**

Detached block and stone constructed double garage with timber roof and doors, concrete floor, light and power installed.

External stand tap. Water Filtration system installed for bore hole water supply to 3 properties.

### **Office/Studio**

Detached office/studio building, Upvc construction built on adjustable land pillars, high performance glass double glazed doors and windows, mains supply of electricity from the house. Ideal children's playroom, home hobby studio or office.

### **Entrance**

The property is approached from the A682 onto Coal Pit Lane which is a partially adopted single track metalled road. Turn off Coal Pit Lane onto a private tarmac driveway to a hamlet development of properties. The property was the original farmhouse with farm buildings. The site was developed into 3 private residences between 1994 and 1997. The property has a timbered five bar gate onto a block set private driveway leading to the house and gardens.

### **Land & Garden Areas**

The property is set in approximately three quarters of an acre of private gardens laid to lawns, wild flower garden, woodland, bog garden, mature shrubs and trees with separate traditional cottage garden with stone arched cobbled topped bridge. Separate Monet timber bridge, aluminium green house and stream. The garden has a stream running through which has been incorporated as a feature with waterfall and standing pools.

### **Outbuildings**

To the east elevation of the main house is a range of original outbuildings constructed of

brick and stonework, the original stone section being timber stores, two further stores and workshop.

### **Tenure**

Freehold with the benefit of vacant possession upon legal completion.

### **Services**

Mains electricity, septic tank outside of the property curtilage, bore hole water supply, Solar panel generation system with FIT payments (full details available upon request).

### **Council Tax**

Band G payable to Pendle 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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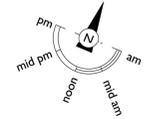
Approximate Gross Internal Area : 240.28 sq m / 2586.35 sq ft

Garden Studio/Office : 20.28 sq m / 218.29 sq ft

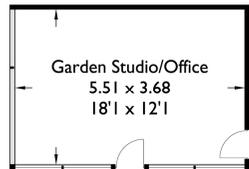
Outbuilding : 37.14 sq m / 399.77 sq ft

Garage : 30.78 sq m / 331.31 sq ft

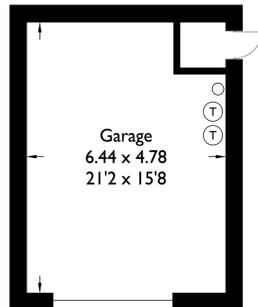
Total : 328.48 sq m / 3535.72 sq ft



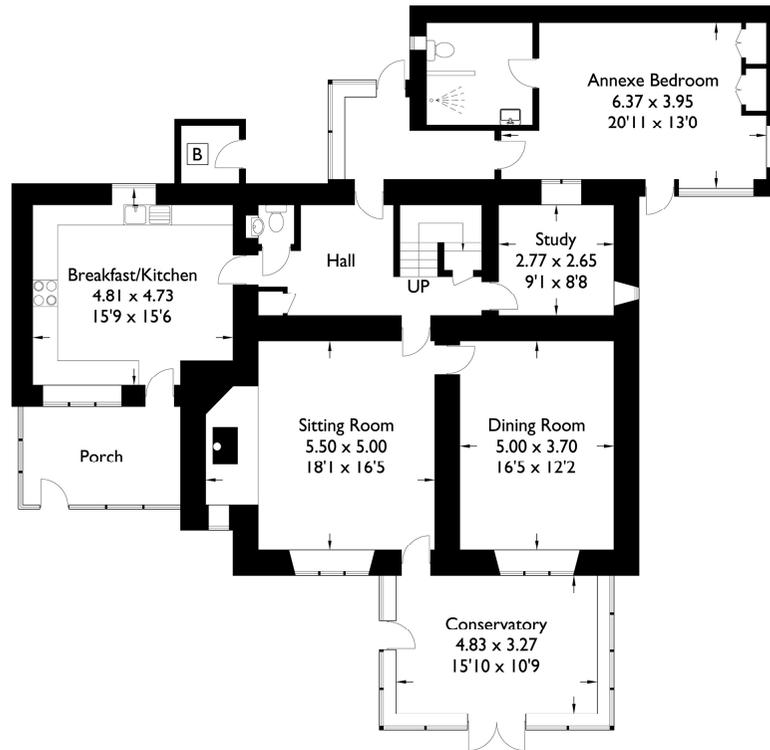
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



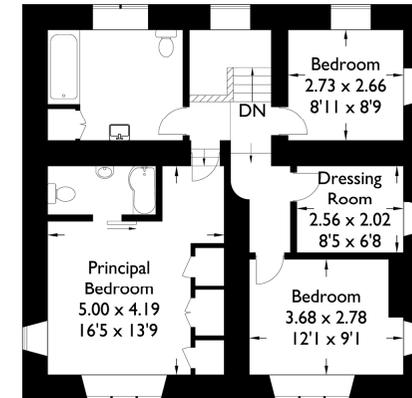
Garden Studio/Office



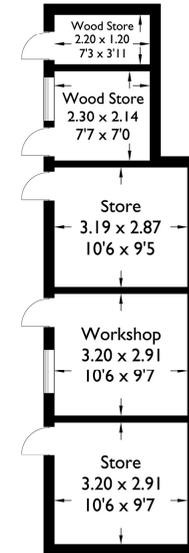
Garage



Ground Floor



First Floor



Outbuilding

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