



# Whins Lodge

Whins Lane | Read | Lancashire | BB12 7QY

MSW HEWETSONS



# Whins Lodge

Price On Application

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A significant detached private residence situated in a secluded wooded position with beautiful extensive formal gardens with an adjacent paddock. The original period property has been substantially extended and now offers spacious family living. There is also a detached cottage comprising of a first floor self-contained two bedroom flat, the ground floor is currently used as a gym, home office and ancillary storage. The main house has great architectural style with a feature sweeping staircase, a large principal drawing room opening onto formal lawns and is situated in a popular and accessible village.

#### Construction

The property is constructed of stonework with part dressed stone elevations to the original house and feature rendered elevations to new sections with pitched stone slate roof.

#### Accommodation comprising Ground Floor

##### Covered Entrance

Covered entrance vestibule with stone flagged flooring and courtesy lighting.

##### Entrance Porch

Double hardwood panelled entrance doors, diamond set marbled tiled floor, coved ceiling.

##### Reception Hallway

Feature herringbone set 'Parquet' floor, built in niche shelving with cupboard below, coved ceiling, double panel central heating radiator, separate 'Myson' convector heater in cover. Superb spiral staircase with traditional spindles and carved mahogany handrail leading to first floor accommodation.

##### Drawing Room

Beautiful drawing room with Adams style, timber carved fireplace with marble surround and hearth with open grate fire. Three double panel

central heating radiators, coved ceiling. Double glazed French bay windows leading to patios and gardens, double glazed timber window to front courtyard.

##### Sitting Room

Dressed and carved traditional fireplace with raised hearth and living coal effect fire. Dressed stone windows to either side of chimney breast, mullioned side windows, original steel with brass furnishings French doors leading to covered garden dining area with matching side windows. Range of fitted book shelves and cupboards, coved ceiling.

##### Dining Room

Dressed and carved traditional fireplace with matching hearth and open grate fire. Large stone bay window with window seat, double panel central heating radiator, original steel door leading to garden dining area, coved ceiling.

##### Breakfast Kitchen

Superb large breakfast kitchen with range of high quality fitted kitchen furniture by 'Mills & Scott' with traditional panelled and glazed fronts with complimentary marble work surfaces. Feature breakfast island. Built in 'Neff' Circotherm oven, built in Neff combined Circotherm/Steam oven, built in fridge. Built in 'Neff' five ring induction hob with extractor over,

built in 'Miele' dishwasher. 'Belfast' sink with chromed mixer tap, stone mullioned windows to rear and gable elevations, mullioned and timber French doors leading to side patio areas. Adams style fireplace with cast iron traditional basket fire. Limestone tiled flooring with underfloor electric heating, serving hatch to dining room, double panel central heating radiator, spotlighting to ceiling, coved ceiling.

##### Cloak Room

Fitted cloaks cupboard, herringbone oak 'Parquet' flooring, sink in vanity unit with cupboards beneath, double panel central heating radiator, domed window with original steel frame, spotlighting to ceiling, coved ceiling.

##### Drinks Pantry

Herringbone oak 'Parquet' flooring, fitted shelves and cupboards.  
First Floor

##### Staircase

Beautiful traditional sweeping return staircase with timber balustrade and mahogany handrail.

##### Half Landing

Timber French doors leading to stone balcony overlooking gardens.

# Particulars of sale

## Main landing

Large open landing with matching balustrade, coved ceiling.

## Master Bedroom

Range of high quality fitted walk in wardrobes and cupboards, by 'Mills & Scott'. Double glazed timber window to rear elevation, two double panel central heating radiators, coved ceiling, spotlighting to ceiling.

## En suite Bathroom

'Mills & Scott' five piece suite comprising 'Duravit' freestanding boat bath with chromed freestanding mixer tap and hand shower. Large walk-in double shower cubicle with head and hand shower fitment, twin wash hand basins set in marbled vanity unit and fitted mirror. Two double panel central heating radiators, wall mounted electric chromed radiator towel rail. Twin double glazed timber windows, limestone tiled flooring with electric underfloor heating.

## Bedroom Two

Deco style timber fireplace with tiled surround and hearth. Windows to either side of chimney breast, mullioned windows to gable elevation, range of fitted wardrobes, two double panel central heating radiators, wash hand basin in wall mounted vanity unit, coved ceiling.

## Bedroom Three

Stone mullioned window to gable elevation, range of fitted wardrobes with full mirrors, double panel central heating radiator, coved ceiling.

## Bedroom Four

Mullioned windows to gable elevation, range of fitted wardrobes, double panel central heating radiator, coved ceiling.

## Bedroom Five/Study

Mullioned windows to inner and rear elevations, double panel central heating radiator, coved ceiling.

## House Bathroom

'Mills & Scott' bathroom with bath in recessed bevelled glass surround with spotlighting, antique style chromed mixer tap and shower fitment, walk in shower, twin wash hand basins in marbled and mirrored vanity cabinet, double panel central heating radiator, window to front elevation, limestone tiled flooring.

## W.C

Low level w.c, coved ceiling.

## W.C Two

Low level w.c.

## External

## Cottage

Detached cottage presently used as a gym, office and storage at lower level with apartment above. This could easily be converted to be used as additional living accommodation.

## Ground Floor

### Entrance Porch

Tiled flooring.

### Entrance Hallway

Single panel central heating radiator.

### Gym

Timber windows to front and gable elevations, fitted timber corner cabinet, double panel central heating radiator

### Office/Store Room

Timber windows to front and rear elevations, two double panel central heating radiators.

### Kitchen

Timber windows to gable and rear elevations, single drainer stainless steel sink unit with fitted base units, double panel central heating radiator, wall mounted gas boiler providing domestic hot water and central heating.

## Bathroom

Three piece suite comprising handle grip panelled bath, pedestal wash hand basin, low level w.c, tiled flooring, timber window to rear elevation, double panel central heating radiator.

## First Floor

First floor accommodation is accessed by an external stone staircase.

## Entrance

Single panel central heating radiator, fitted cupboard with wall mounted gas boiler providing central heating and domestic hot water.

## Sitting Room

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

## Kitchen

Timber double glazed window, base units, stainless steel sink and drainer, Karndean flooring and double panel central heating radiator.

## Inner Hallway

### Bedroom One

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

### Bedroom Two

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

### Shower Room

Containing shower with 'Mira' electric fitment, low level w.c, pedestal wash hand basin, single panel central heating radiator, timber double glazed window to rear elevation.

### Airing Cupboard

Fitted shelving.

## Garage

Detached garage block comprising large double garage with adjoining triple garage with three separate up and over doors.

## Entrance

The property is entered through a stone columned and gated entrance onto a sweeping tarmac drive with lawns to either side. Through into a stone columned courtyard with ample parking. Stone flagged area to the front of the property.

## Gardens

The property is set in spectacular mature garden areas situated to the rear, south and side elevation.

### Principal Garden

Superb flat principal lawn, surrounding stone pathways with summer house surrounded by mature rhododendrons.

### Ornamental Garden

To the side of the lawned garden is an ornamental garden set out with box hedges and rose beds, below this is a separate private lawned area with a beech hedge.

### Patio and Garden Dining

To the south side elevation of the property is a secluded stone flagged dining patio area with a covered open dining area. Steps leading to further mature lawns and shrubberies, pond and waterfall to the south and east of the main house.

## Services

Mains electricity, mains water, mains gas, mains sewerage.

## Tenure

Freehold with the benefit of vacant possession upon completion.

## Council Tax

Band G payable to Ribbles Valley Borough Council.

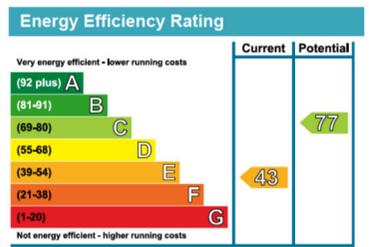
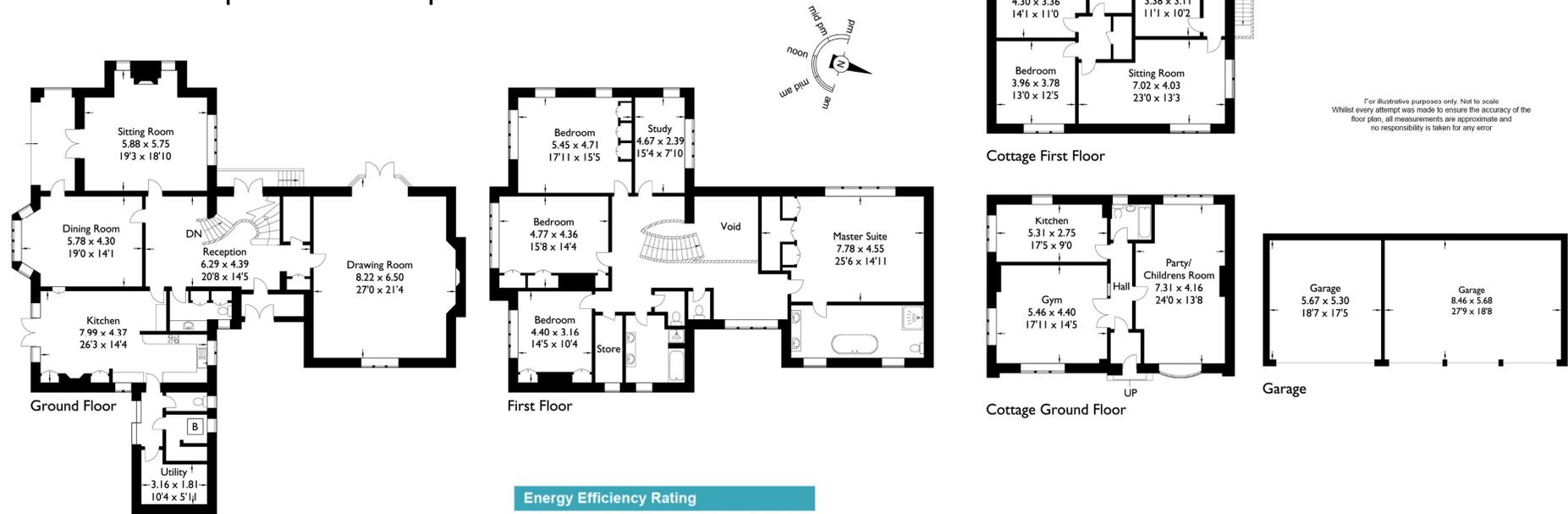
# Whins Lodge

Approximate Gross Internal Area : 394.85 sq m / 4250.13 sq ft

Garage : 79.20 sq m / 852.50 sq ft

Cottage : 165.56 sq m / 1782.07 sq ft

Total : 639.61 sq m / 6884.70 sq ft



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

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01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG