



# Hullet Hall

County Brook Lane | Foulridge | Colne | Lancashire | BB8 7LS

MSW HEWETSONS



# Hullet Hall

Guide Price of £535,000

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Colne | Lancashire | BB8 7LS

A distinctive attached period house situated in a wonderful rural position with exceptional views to the surrounding countryside. The property is arranged over three floors and has the benefit oil fired central heating, double glazing and high quality fixtures and décor throughout.

Externally are extensive mature and well tended garden areas mostly laid to lawns, with rockery, patios, vegetable garden, orchard area, timber stores and greenhouse, with a circular turning area and adjoining private parking.

## Construction

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

## Accommodation comprising

### Ground Floor

#### Entrance Porch

Single glazed timber panelled entrance door, double glazed timber windows to either side, electric service cupboard.

#### Living Kitchen

Timber panelled entrance stable door with feature stained glass leaded window, range of fitted pine kitchen units with complimentary work surfaces and decorative tiled splash backs. One and a half bowl composite sink with antique style brass mixer tap. Double glazed timber top opening windows to front, rear and gable elevation. Two double panel central heating radiators, traditional stone flagged

floor, built in cupboard niche with stone shelving, feature timber beamed ceiling. High stand cast iron Victorian fireplace with tiled rebate housing 'Belling' electric cooker with four ceramic hobs, grill and two ovens (check if cooker is included) Double timber door leading to;

### Living/Dining Room

#### Living Area

Dressed stone fireplace with raised stone hearth with log burning stove, double glazed timber stone mullion triple window to front elevation, double panel central heating radiator, coved ceiling.

#### Dining Area

Double glazed timber panelled door with leaded bevel glass inset leading to stone patio and garden areas, double glazed timber top opening windows to either side of door. Double panel central heating radiator. Single glazed timber door leading to;

### Inner Hallway

Original timber panelled walls, double panel central heating radiator, stone flagged floor.

### Half Landing

Upvc double glazed full drop window to gable elevation, traditional spindle staircase leading to first floor.

### First Floor

#### Landing

Double glazed Upvc full drop window, double panel central heating radiator, traditional spindle timber staircase.

# Particulars of sale

## Bedroom One

Double glazed top opening timber windows to rear and gable elevation, feature chimney breast niche with stone flagged shelving, double panel central heating radiator.

## Bedroom Two

Double glazed timber top opening triple stone mullioned window, double panel central heating radiator, traditional pitch pine tongue and groove flooring.

## Bedroom Three

Double glazed timber top opening triple stone mullioned window, double panel central heating radiator, traditional pitch pine tongue and groove flooring.

## House Bathroom

Containing four piece suite comprising of roll top bath and claw boat bath with antique style chrome mixer tap and hand shower, shower cubicle with screen and traditional wall mounted shower fitment, 'Heritage' pedestal wash hand basin with chrome traditional mixer tap, low level wc. Ceramic tiled floor, double panel central heating radiator, double glazed top opening window, low voltage spotlighting to ceiling. Airing cupboard containing cylinder with emersion and linen storage shelving.

## Second Floor

## Half Landing

Upvc double glazed full drop window,

traditional timber balustrade.

## Landing

Upvc double glazed arch window with stone arch top. Timber balustrade with open office area. Double glazed 'Velux' skylight, double panel central heating radiator.

## Bedroom Four

Double glazed timber top opening stone double window to gable elevation, two double panel central heating radiators, original timber beamed ceiling, screened eaves storage.

## Store Room/Potential Bathroom

Double glazed 'Velux' skylight, original timber trussed ceiling.

## External

### Entrance Drive

The property is approached off County Brook Lane on to a private metalled driveway servicing Hullet Hall and the attached property next door. The driveway is in the ownership of Hullet Hall and the neighbouring property has vehicular rights of access.

## Parking

Ample parking for three/four vehicles.

## Gardens

The property has extensive lawned gardens extending to approximately half an acre with the main lawn garden immediately to the rear of the property with

a higher lawned terraced garden with extensive rockeries, mature trees, orchard area, greenhouse, timber garden shed, summer house and vegetable plot. There is a stone walled circular turning area planted with shrubs. Attractive stoned patio area to side and rear.

## Land

Adjacent paddock extending to approximately two acres available by separate negotiation.

## Services

Mains electricity, private water supply via County Brook Mill, sewerage to septic tank, oil fired central heating and domestic hot water.

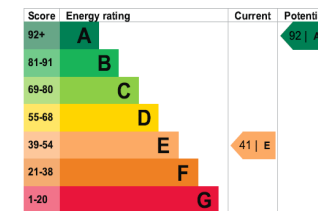
## Tenure

Freehold with the benefit of vacant possession upon legal completion.

## Council Tax

Band E 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.

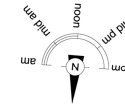


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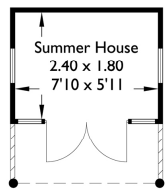
Approximate Gross Internal Area : 182.66 sq m / 1966.13 sq ft

Summer House : 4.32 sq m / 46.50 sq ft

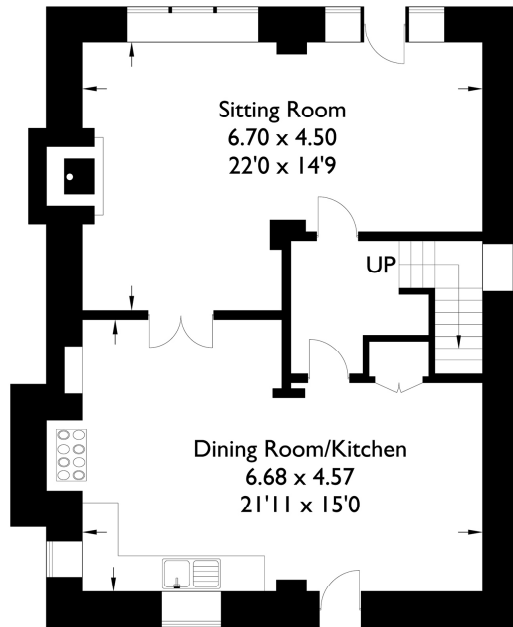
Total : 186.98 sq m / 2012.63 sq ft



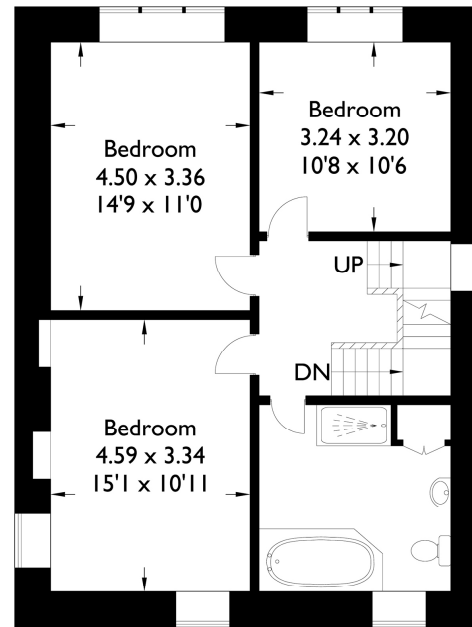
----- Restricted Head Height



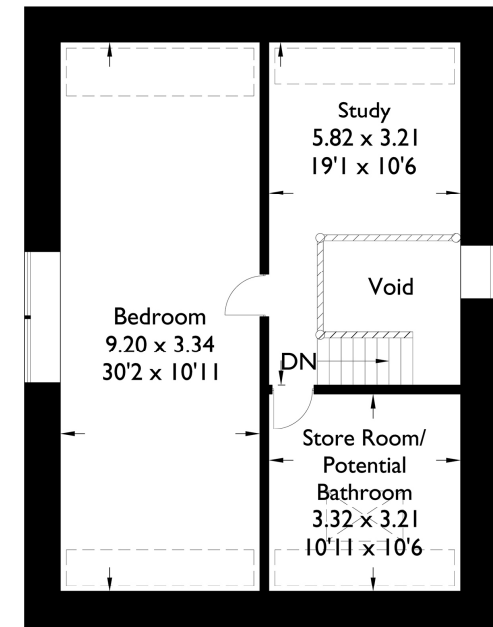
Summer House



Ground Floor



First Floor



Second 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**

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