



Middlebanks Farm

Barrett Hill Brow | Holden | BB7 4PG

MSW HEWETSONS



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Guide Price of £1,075,000

Barrett Hill Brow | Holden
Bolton by Bowland | BB7 4PG

A spectacular detached private house situated in a beautiful rural setting with long-distance open views. The property has been meticulously improved and renovated and offers great charm and character with exceptional quality fittings and beautiful decor. The gardens situated to the south front elevation of the property have been meticulously maintained and amply stocked and developed over a number of years and now form an exceptional presentation with both floral and vegetable areas. The property is offered with its existing curtilage together with four acre paddock to the south of the front elevation. An additional ten acres of land immediately opposite the property is available by separate negotiation.

Accommodation Comprising

Entrance Hallway

Oak panelled leaded entrance door, stone flagged flooring, oak panelling, leaded side window, oak panelled ceiling. Free standing decorative cast iron radiator and separate radiator oak cover.

Lounge

Superb open lounge with timber trussed ceiling and supporting timber beams. The lounge is on two levels with principle seating area and lower occasional dining area both with oak boarded flooring. Sealed unit double-glazed timber sash windows with stone mullions to rear elevation, three sealed unit double-glazed sash windows, oak panelling and window seating, ornate carved timber side door with decorative top light. Built in glass fronted and illuminated display cabinets with cupboards beneath. Superb, solid marble Georgian 'Adam Style' fireplace engraved with with foliage and vine carvings. Three double panelled central heating radiators, three timber double-glazed 'Velux' sky light to dining area.

Dining Room

Oak timber trussed ceilings, stone flagged flooring, sealed unit double-glazed timber French doors to front gardens and patio areas. Inglenook fireplace with raised stone

flagged hearth with timber mantle housing a 'Clear View' multi-fuel stove. Sealed unit double-glazed sash window to front elevation, understairs storage, niche bookshelf through to kitchen. Radiator in oak cover.

Sitting Room

Oak boarded flooring, sealed unit double-glazed timber sash windows to the front and gable elevation, double panelled central heating radiator. Oak beamed ceiling. Oak pillared fireplace with cast iron fireplace with open grate.

Breakfast/Kitchen

Superb fitted 'Secret Drawer' solid Pippy Oak kitchen fitments including range of base units with bow fronts with complimentary marble work surfaces and splash backs. Separate peninsula breakfast bar with breakfast shelf and bow fronted cupboard. Double porcelain 'Belfast' sink with antique style mixer tap and washing hose. Separate bowl sink to peninsula bar with mixer tap and filtered water. Built in 'Miele' oven and combination steam oven, fan assisted 'Miele' electric oven beneath. 'Miele' combination oven and microwave, with 'Miele' warming plate drawer beneath and 'Miele' coffee machine above. 'Miele' ceramic wok hob and separate two ring induction hob, built in 'Miele' dishwasher,

double bin drawer. High quality limestone tumble edged flooring with electric heating. Sealed unit double-glazed timber sash windows to rear and gable elevation, three sealed unit double-glazed 'Velux' sky light. Oak panelled door to gable elevation, separate fitted oak cupboards and seating area. Low voltage spotlighting.

Oil Aga in cream enamel in bespoke rebate with stone carved mantle and lighting.

Pantry

Range of fitted timber base and wall units with marbled work surfaces, single drainer 'Belfast' sink with brass hot and cold taps, sealed unit double-glazed timber sash window to rear elevation, high quality limestone tumbled edge flooring, sealed unit double-glazed timber 'Velux' sky light and low voltage lighting. Single panelled central heating radiator.

Inner Hallway

Stone flagged floor, original timber truss work, timber panelling with leaded glass.

Office

Sealed unit double-glazed sash windows to front elevation and inner gable, fitted office work tops and cupboards. Double panelled central heating radiator.

Particulars of sale

Snug/Bedroom Four

Sealed unit double-glazed timber sash windows to gable and front elevation, double panelled central heating radiator, beamed ceilings.

Utility Room

The utility room is beyond the main reception hallway. Oak double panelled door, sealed double-glazed timber unit window to rear elevation, fitted base units, single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine and dryer. Floor mounted 'Bosh' combination boiler providing central heating and domestic hot water.

Cloaks

Under stairs cloaks with low level W.C; bracket wash hand basin with decorative chrome legs, feature panelling and timber truss, low voltage spotlighting.

First Floor

Staircase

From the reception hallway is a superb oak staircase with original newel posts, handrails and spindles and oak string turning on the landing to an open galleried minstrel area.

Landing

Open landing area with sealed unit double-glazed sash window to front and rear elevations, oak boarded flooring, oak panelling and original roof trusses, separate niche seating area to front elevation and side window.

Master Suite

Sealed unit double-glazed timber sash windows to front, gable and rear elevations.

Oak boarded flooring, original timber truss ceilings and roof trusses, two single panelled central heating radiators.

En-suite

Four piece bathroom comprising timber panel bath with chromed antique style mixer tap and shower fitment, twin antique style pedestal wash hand basin, low level W.C; diamond set ceramic tile flooring, timber panelled walls, original timber trussed ceilings, sealed unit double-glazed timber window to front elevation.

Annex Dressing Room

With fitted clothes hanging and cupboards, timbered ceiling and low voltage spotlighting.

Bedroom Two

Sealed unit double-glazed timber sash window to front elevation, fitted cupboards and drawers, double panelled central heating radiator, original timber and glazed panelling to landing area.

Bedroom Three

Sealed unit double-glazed timber sash window to front elevation, double panelled central heating radiator, timber beamed ceiling.

House Bathroom

Containing three piece suite comprising cast iron roll top bath with antique style mixer tap and shower fitment, antique style 'Imperial' pedestal wash hand basin, low level WC. Amtico flooring, fully ceramic tiled navy and white bordered wall tiles, sealed unit double-glazed sash windows to both rear and gable elevations. Gold finished radiator towel rail, low voltage spotlighting to ceiling.

External

Entrance

The property is approached off the main highway onto a cobbled drive with wrought iron electrically operated gate.

Parking

Cobbled driveway and parking area for several vehicles.

Outbuildings

Original detached stone outbuildings that have been converted to a double garage with adjoining garden store in the original shippon, separate gardeners room with WC, hot and cold water supply to ceramic sink with freezers and general storage. The garage has double up and over doors with light, power installed plus lighting and sky lights.

Gardens

The majority of gardens are to the front south elevation. The principle garden area is immediately to the rear of the property which is laid to a superb cobbled patio area with separate tiered lawns, stone staircase, feature timber gazebo, two water fountains, brick, timber and leaded gazebo. Beyond the main ornamental garden areas is a separate vegetable garden with lawned area and extensive vegetables and fruit planting. High quality timber glazed green house, separate timber glazed smaller green house, polytunnel and timber garden shed.

Land

The property is offered with its existing curtilage together with four acre paddock to the south of the front elevation.

Additional Land

Additional 10 acres of land immediately

opposite the property is available by separate negotiation at £85,000.

Services

Mains electricity, mains water, oil fired central heating and 'Aga', septic tank in the curtilage of the property. Burglar Alarm.

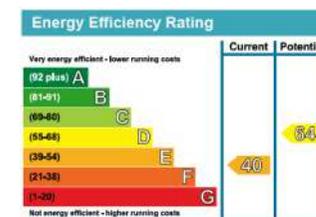
Tenure

The property is freehold with benefit of vacant possession upon completion.

Council Tax

Band D

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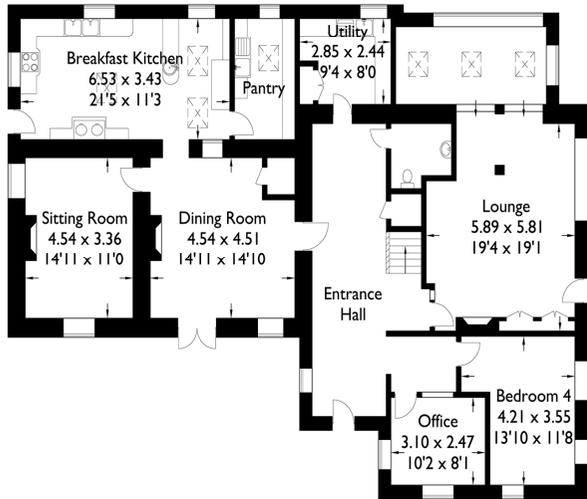
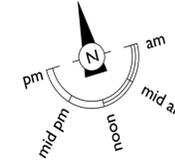
Approximate Gross Internal Area : 280.75 sq m / 3021.96 sq ft

Garage/Fuel Store : 56.39 sq m / 606.97 sq ft

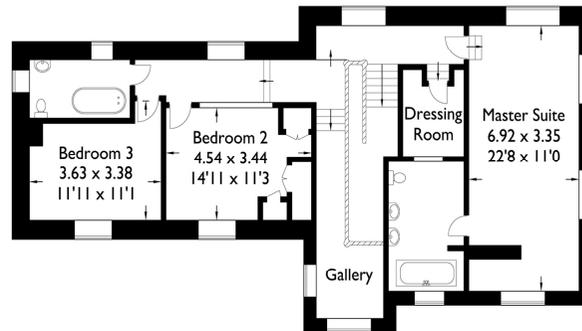
Garden Room : 6.85 sq m / 73.73 sq ft

Total : 343.99 sq m / 3702.67 sq ft

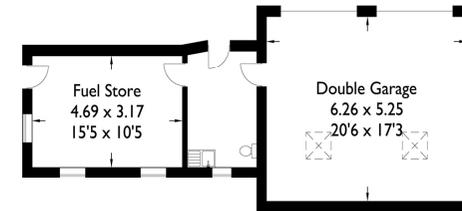
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Garage/Fuel Store



Garden Room

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01200 42 41 42 www.mswhewetsons.co.uk

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