



Hancocks Farm

Eaves Hall Lane | West Bradford | Clitheroe | Lancashire | BB7 3JG

MSW HEWETSONS



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Guide Price of £835,000

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A detached traditional stone farmhouse situated in an elevated position with spectacular open countryside views yet within easy access to local villages and the motorway network. Large attractive lawned garden areas to front and rear with detached stone built summer house with adjoining stone flag patio barbecue area. Well-planned spacious family accommodation with four bedrooms and ample reception rooms including large living room and dining room, ideal for entertaining.

Construction

The property is constructed of stonework with pitch slate roof supported on timber. UPVC double glazing and central heating.

Accommodation comprising;

External Porch

Traditional stone arch porchway with decorative leaded side windows and window seat.

Reception Hallway

Herringbone set oak parquet floor, bevelled glass panelled traditional timber doorway with top light.

Staircase with timber balustrade leading to first floor accommodation.

Study

Timber panelling to three walls with fitted wardrobes and cupboards, delft plate rail, original timber beamed ceiling with spotlighting. Double glazed French doors

leaving to front patios and garden areas.

Sitting Room

Dressed stone 'Adam' style fireplace with cast iron glass fronted multi fuel stove set on stone hearth, engineered oak flooring. Feature recessed niche with shelving and fitted cupboards beneath. Upvc double glazed window, two double panel central heating radiators, original timber beamed ceiling.

Dining Kitchen

Kitchen Area

Range of high quality craftsman furniture kitchen units with complimentary Corian worksurfaces, peninsula matching breakfast bar with black granite work surfaces. One and a half bowl drainer stainless steel sink unit with brushed steel mixer tap and waste disposal unit. Built in four ring ceramic hob with extractor over, built in eye level grill and fan assisted oven, built in fridge and freezer, built in 'Neff' dishwasher, twin double glazed upvc

windows to rear elevation, spotlighting to ceiling, high stand wall mounted radiator, timber beamed ceiling.

Dining area

Engineered oak flooring, double glazed French doors leading to side and rear patio areas, timber beamed ceiling, wall mounted high stand radiator.

Utility Room

Fitted base units with single drainer stainless steel sink unit with chromed mixer tap and tiled splash backs. Plumbed for washing machine and dryer, fitted shelving, double panel central heating radiator.

Cloaks

Containing bracket wash hand basin with tiled splash backs, low level wc, extractor fan.

Large Walk in Understairs Storage

Particulars of sale

Living Room

Lovely large open sitting with hand made brick fireplace with timber mantel housing cast iron multi fuel stove. Upvc double glazed windows with windows seat, timber beamed ceiling, two double panel central heating radiators.

Double timber and glass bevelled doors leading to;

Guest Lounge

Upvc double glazed window to rear elevation with window seat. Double panel central heating radiator.

Guest Suite (Bedroom Four)

Upvc double glazed window to rear elevation, built in wardrobes, double panel central heating radiator.

Ensuite Shower Room

Containing walk in shower with head and hand fitment, wash hand basin in laminate vanity unit, low level wc, herringbone set flooring, illuminated niche lighting with shelving, wall mounted radiator towel rail.

First Floor Staircase

Traditional timber staircase leading off the reception hallway with timber handrail and spindles.

Landing

Open return landing with herringbone set oak parquet floor and double central heating radiator.

Principal Bedroom

Large open principal bedroom with original timber trussed ceilings. Twin double glazed upvc windows to front elevation, double panel central heating radiator, built in wardrobes.

Ensuite Bathroom

Containing four piece suite comprising cast iron roll top, ball and claw, traditional bath with chrome antique style mixer tap and hand shower fitment. French style bracket and leg wash hand basin with chromed mixer tap, low level wc, full walk in shower with head and hand fitment and tiled splash backs. Part ceramic and part timber panelled walls, upvc double glazed windows to front elevation, feature arch upvc double glazed window to gable elevation. Timber effect flooring, antique style, free standing radiator, built in linen cupboard, underfloor electric heating.

Walk In Wardrobe

Eaves walk in wardrobe with built in shelving and hanging, oak timber floor.

Bedroom Two

Upvc double glazed window to front elevation, double panel central heating radiator, fitted wardrobes and cupboards.

Bedroom Three

Upvc double glazed window to front elevation, built in wardrobes, double panel central heating radiator.

Ensuite Shower

Containing three piece suite comprising fully tiled shower cubicle with 'Mira' wall

mounted shower fitment, 'Roca' wash hand basin and cabinets beneath, low level wc. Ceramic tiled floor, majority ceramic tiled walls, upvc double glazed window to rear elevation, wall mounted chrome radiator towel rail, low voltage spotlighting to ceiling. Electric underfloor heating.

Shower Room

Containing three piece suite comprising corner shower cubicle with head and hand shower fitment, 'Vitra' wash hand basin on vanity unit with tiled splash backs, low level wc, ceramic tiled floor, upvc double glazed window to front elevation, chrome radiator towel rail, low voltage spotlighting to ceiling.

Eaves Storage

Large walk in eaves storage area with oak boarded flooring.

External

To the front of the property is a lovely enclosed lawned garden area with stone surrounding walls, terraced upper lawn parking area and gravel patio. Side garden with enclosed stone flagged area gaining access to the front of the property with useful storage area. Large timber double gate with parking and additional secure parking on rear stone flagged patio.

Integral Garage

Integral garage with up and over door, light and power installed.

Summer House

Original stone bothy which has been converted into a summer house with large

ceramic tiled floor, timber boarding to ceiling, wall mounted radiator, built in American style fridge freezer, courtesy wine stores and shelving.

Boiler Room

'Thermo Econ' floor mounted oil boiler providing central heating and domestic hot water. Timber double glazed side window, large bi-folding doors opening on to flagged patio garden and BBQ area. Terrace stone staircase leading to upper lawned gardens with fantastic open views to the adjacent open countryside.

Services

Mains electricity, mains water, oil fired central heating and domestic hot water. Joint sewage treatment plant with adjacent property.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

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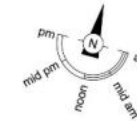
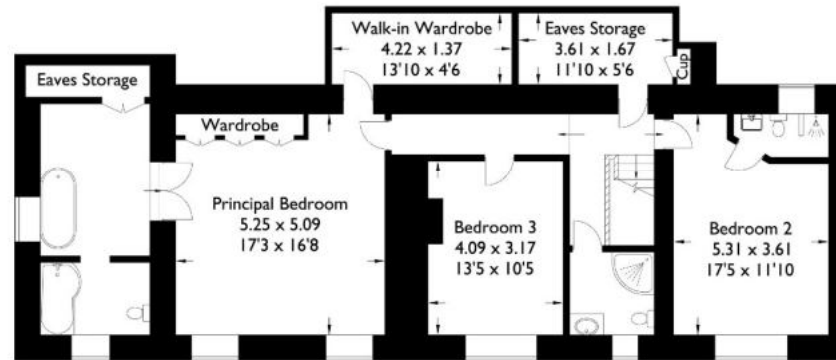
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Approximate Gross Internal Area : 268.43 sq m / 2889.35 sq ft

Garage : 11.08 sq m / 119.26 sq ft

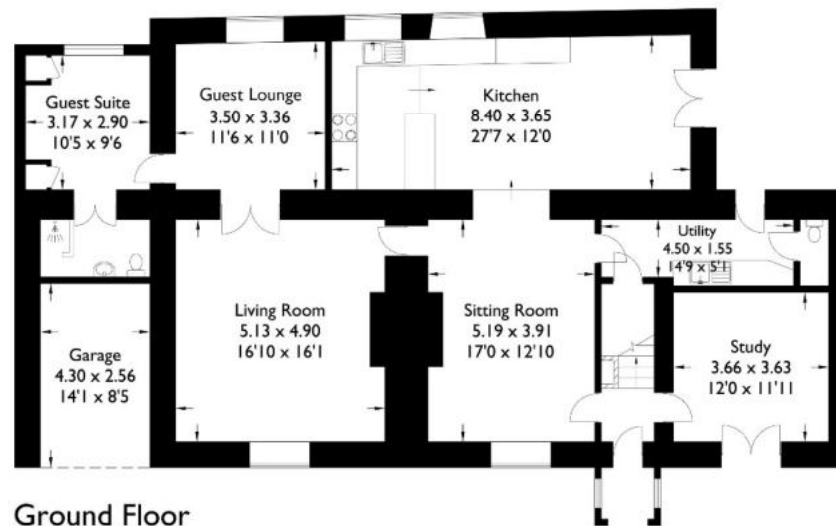
Summer House : 15.11 sq m / 162.64 sq ft

Total : 294.62 sq m / 3171.26 sq ft

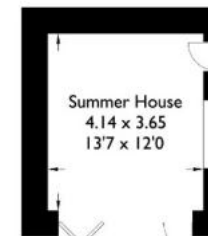


First Floor

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.



Ground Floor



Summer House







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