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**MSW HEWETSONS**

Surveyors • Estate Agents



**Tover House**  
Osbaldeston Lane  
Osbaldeston  
BB2 7LR

**Price Upon Application**

Tover House is situated on the edge of Osbaldeston Village with open aspects to the side and rear.

This property has recently been constructed to the highest of standards with superb quality fixtures and fittings throughout.

Built on a colonial manor house style with dressed ashlar stone features, carved stone window openings and carved stone guttering.

Rarely will a property be found with such outstanding detail and presentation.

The property has the benefit of gas-fired central heating to an under floor system at both ground and first floor level. Lutron lighting system and wired for sound system.

The property has the benefit of bespoke internal joinery including solid mahogany panel doors throughout.

#### Accommodation

##### External porch

External covered porch with feature dressed stone columned entrance.

##### Reception vestibule

Solid mahogany carved panel entrance door with feature sealed unit double-glazed leaded and stained glass toplight. Mahogany panel doors to either side of reception vestibule one gaining access to store cupboard with services. The other to additional cloaks area.

##### Reception hallway

Double mahogany entrance doors with inset bevelled glass. Spectacular sweeping double staircase leading to first floor accommodation. Bespoke carved mahogany handrails with bespoke wrought iron spindles and low rise steps. The reception hallway is open to the first floor with one of the most spectacular central canopy lights shedding an immense amount of light to the reception hallway and first floor landing. Feature ceramic tiled floors with border features.

##### Sitting room (southwest elevation)

Hardwood sealed unit double-glazed sash style windows to front and gable elevations with feature bow window, high-stand feature carved skirtings and low-voltage spotlighting. Inset rebated fire position.

##### Drawing room (southeast elevation)

Sealed unit hardwood double-glazed sash windows to front and gable elevations. Inset rebated fire position.

##### Dining room

Sealed unit hardwood double-glazed windows to gable elevation, sealed unit hardwood double-glazed French doors to rear elevation gaining access to patio and rear garden areas.

##### Cloaks

Ceramic tiled walls with feature borders, 'Villeroy & Boch' wash hand basin set on marble and glazed mahogany cabinet and WC with rebated flush. Sealed unit hardwood double-glazed sash windows to gable elevation.

# Particulars of Sale

## Snug room

Sealed unit hardwood double-glazed sash windows to gable elevation and inset fire position.

## Kitchen

Superb open plan kitchen with range of high-quality kitchen furniture in a modern and clean design with polished laminate fronts and brown granite work surfaces. There is a range of full wall cabinets together with a rebated sink area for preparation and an island unit with 'Miele' four-ring ceramic hob and 'De Dietrich' retractable fan system, double stainless steel Belfast style sink unit with pink marble work surfaces and drainers. Extensive range of fitted appliances include double 'Miele' microwave ovens and separate electric ovens. Built-in 'Miele' fridge, built-in 'Miele' freezer, separate built-in 'Miele' coffee maker and built-in 'Miele' wine cooler. Separate stainless steel Belfast style sink unit to island unit and diamond set ceramic tiled floor. Feature timber laminate wall-mount for plasma screen TV, specialist low-voltage and spotlighting to ceiling. Wall shelving, sealed unit hardwood double-glazed sash style windows to rear elevation.

## Utility room

Ceramic tiled floors, range of base and wall units with brown granite work surfaces, single drainer stainless steel sink unit, plumbed for automatic washing machine and dryer, sealed unit hardwood double-glazed sash style windows to gable elevation and low-voltage spotlighting to ceiling.

## Rear porch

Ceramic tiled floors, sealed unit hardwood double-glazed rear entrance door.

## Plant room

Containing wall-mounted 'Baxi' gas-fired boiler supplying central heating and domestic hot water, water storage and pumping system.

## First floor

### Landing

Double return staircase with open circular landing with feature custom carved handrail and wrought iron balustrade.

### Bedroom one (southeast elevation)

Sealed unit hardwood double-glazed sash windows to both front and gable elevation, sealed unit hardwood double-glazed French doors leading to balcony above front porch with feature carved stone balustrade. There is principal bedroom area with additional dressing and storage area gaining access to balcony. Low-voltage spotlighting to ceiling.

## En-suite bathroom

Containing spa bath, twin wash hand basins by 'Villeroy & Boch', 'Villeroy & Boch' WC with concealed chrome flush, ceramic tiled walls and floor, sealed unit hardwood double-glazed window to gable elevation. Low-voltage spotlighting and extractor fan.

## Bedroom two (southwest elevation)

Sealed unit hardwood double-glazed sash style windows to front and gable elevations.

## Dressing room

Hardwood sealed unit double-glazed sash windows to gable elevations and low-voltage spotlighting.

## En-suite bathroom

Containing four-piece suite by 'Villeroy & Boch' comprising corner bath, open tiled shower area, wall-mounted wash hand basin and low-level WC. Ceramic tiled walls and floor, low-voltage spotlighting and extractor fan.

## Bedroom three (northwest elevation)

Sealed unit hardwood double-glazed windows to gable and rear elevation and low-voltage spotlighting.

## En-suite shower room by 'Villeroy & Boch'

Comprising fully tiled shower area, wall-mounted wash hand basin, wall-mounted WC, ceramic tiled walls and floors and sealed unit hardwood double-glazed window to rear elevation. Low-voltage spotlighting to ceiling.

## Bedroom four (north elevation).

Hardwood sealed unit double-glazed sash style window to rear elevation and low-voltage spotlighting.

## En-suite shower room by 'Villeroy & Boch'

Comprising fully tiled shower area, wall-mounted wash hand basin, wall-mounted WC, ceramic tiled walls and floors and sealed unit hardwood double-glazed window to rear elevation. Low-voltage spotlighting to ceiling.

## Bedroom five (northeast elevation).

Hardwood sealed unit double-glazed sash style windows to rear and gable elevations and low-voltage spotlighting to ceiling.

## En-suite shower room by 'Villeroy & Boch'

Comprising fully tiled shower area, wall-mounted wash hand basin, wall-mounted WC, ceramic tiled walls and floors and sealed unit hardwood double-glazed window to rear elevation. Low-voltage spotlighting to ceiling.

## Landing storage

There are two separate landing stores.

## External

### Entrance

The property is approached from Osbaldeston Lane to a stone columned entrance gate with wrought iron double gates.

### Drive

Chipping drive gaining access to the front of the property with drive to either side.

### Garage

Double detached stone garage to the rear and side of the property.

### Gardens

Feature gardens to the front of the property mainly laid to lawns but with separate rockeries and shrubs. Courtesy lighting to drive. Tarmac tennis court to the southeast corner of the site.

### Rear gardens

With open lawn areas and retaining stone boundary wall.

### Paddock

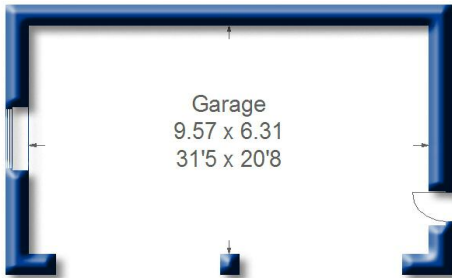
To the northwest of the principal house plot is a open paddock area extending to 3.16 acres or thereabouts.

### Services

Mains electricity, mains water, mains gas and sewers to private septic tank.

**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.

| Energy Efficiency Rating                    |                         | Environmental (CO <sub>2</sub> ) Impact Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |                         |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   | 79                      | 80   | 77  |
|   |                         |  | 78  |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |



Basement

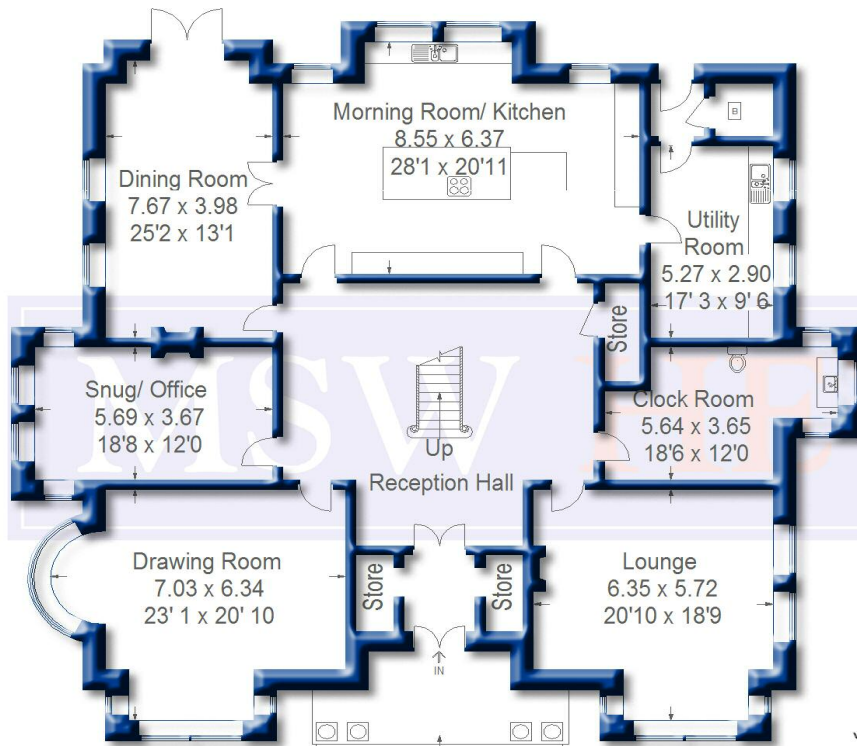
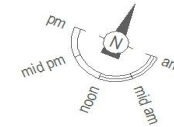
(Not Shown In Actual Location/ Orientation)

## Tover House

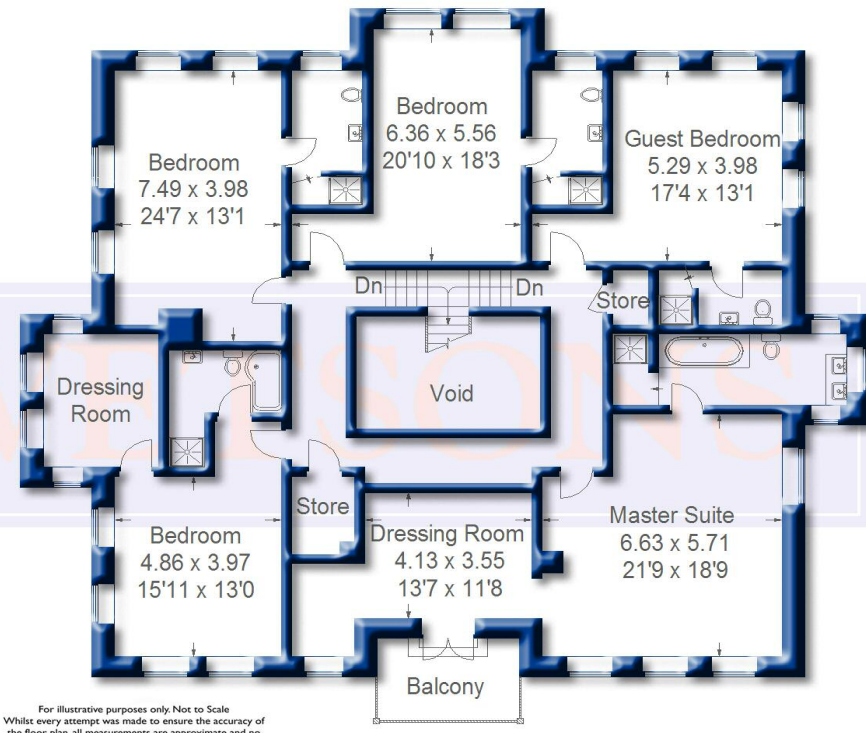
Approximate Gross Internal Area (Excluding Void) :- 534 sq m / 5748 sq ft

Garage :- 61 sq m / 657 sq ft

Total :- 595 sq m / 6404 sq ft



Ground Floor



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.





