



Rookwood

School Lane | Simonstone | BB12 7HR

MSW HEWETSONS

Surveyors • Estate Agents





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£725,000

A detached period character stone house situated in a secluded residential area, set in beautiful formal gardens. The property is located on the edge of Simonstone village and is therefore accessible to the motorway network which gains access to the major business centres of the North West including Preston, Manchester and Leeds.

Construction

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

Ground Floor

Entrance Porch

Original oak panelled entrance door, diamond set black and white tiled floor, single glazed leaded window with stone mullions to front elevation with oak window bottoms and rebates. Dressed stone walls, coved ceiling. Original oak panelling with bevelled glass entrance door and side window.

Leading to ;

Reception Hallway

Original oak panelled walls, timber beamed ceiling. Original traditional return staircase with oak newell posts and hand rail with barley twist spindles.

Drawing Room (front elevation)

Original marble fireplace with marble hearth and brass surround open grate fire, single glazed leaded windows to either side of chimney breast. Large single glazed leaded stone mullioned windows to front elevation. Feature beamed ceiling and coving.

Dining Room (front elevation)

Original carved marble fireplaced with pinked marble insert and hearth. Polished steel fireplace with beaded surround and crest motif. Decorative plastered ceiling and coving. Single glazed leaded and stone mullioned window to front elevation, single glazed leaded window to gable elevation.

Original convector radiator built into wall beneath front window. Serving hatch to kitchen.

Sitting Room

Original terracotta brick arched fireplace with raised hearth and open grate. Leaded single glazed stone mullion window to rear elevation, single glazed leaded window to gable elevation. Coved ceiling. Original convector radiator beneath rear window.

Kitchen

Range of high quality fitted kitchen furniture by Siematic with marble work surfaces and tiled splashbacks. Gaggenau built in four ring ceramic hob

Particulars of Sale

with hood over. Built in microwave and electric oven. Built in De Dietrich built in freezer. Built in Neff dishwasher plumbed for automatic washing machine. Corian sink with side sink and waste disposal. Single glazed stone mullioned timber window to rear elevation, coved ceiling, spot lighting to ceiling, original convactor built in radiator to party wall.

Rear Porch

Bar Room

Single glazed leaded window to gable elevation with oak window bottom and fitted seating, oak panelled and brass topped fitted bar, extractor fan, coved ceiling.

Cloaks

Leaded window to gable elevation, low level WC.

Boiler Room

Containing floor mounted oil boiler supplying central heating and domestic hot water, service points, hot water cylinder with emmersion, broom cupboard. Alarm panel.

First Floor

Staircase

Traditional timber balustrade staircase.

Half Landing

Leaded single glazed stone mullion windows to front elevation, built in convactor radiator beneath. Feature single glazed leaded porthole window to inner gable.

Main Landing

With matching timber balustrade, beamed ceiling, access to attic space.

Two Built in linen cupboards

Bedroom 1 (front elevation)

Single glazed leaded stone mullioned window to front elevation, single glazed leaded window to gable elevation. Fitted convactor radiator beneath window. Feature half moon recessed dressing area with fitted table, fitted wardrobes to either side, coved ceiling.

Bedroom 2 (front elevation)

Leaded stone mullioned window to front elevation, single glazed leaded window to gable elevation. Built in wardrobes with dressing area, matching bedside cabinets and over bed cabinets. Wash hand basin with extended marble effect courtesy area.

Bedroom 3 (rear elevation)

Single glazed leaded stone mullioned window to rear elevation, single glazed leaded window to gable elevation. Built in convactor radiator underneath window and to skirtings. Pedestal wash hand basin, coved ceiling.

Bedroom 4

Single glazed leaded stone mullioned window to gable elevation, corner pedestal wash hand basin, built in convactor radiator.

House Bathroom

Containing 3 piece suite, comprising original handle grip ceramic bath with shower fitment and screen, pedestal wash hand basin, low level WC, original ceramic tiling, courtesy lighting above bath and WC area. Feature etched single glazed windows to rear elevation.

External

Entrance

The property is approached from School lane through dressed stone columned entrance with original feature timber arched and louvred gate.

Driveway

Sweeping tarmacadamed driveway leading to the side and rear of the property.

Garage

Detached stone and slate double garage, original timber sliding concertiner doors, two double panelled heating radiators, single glazed twin windows to rear elevation, fluorescent lighting.

Outbuildings

Timber Garage

Accessed from the rear and side with double doors, single glazed windows and personnel door.

Garden Store

Timber garden storage areas.

Gardens

The gardens to the front of the property are set on a lawned two tier system with the lower area having an ornamental fountain fish pond and the upper area to a stone patio. There ia an additional lawned garden area to the east elevation and an ornamental shrub garden to the rear. To the rear of the detached stone garage is a separate vegetable garden. The property has numerous mature shrubs, beech hedges and mature conifers.

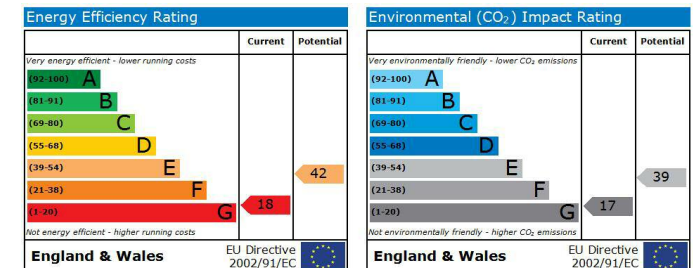
Services

Mains electricity, mains water and mains sewers. Oil fired central heating and domestic hot water .

Tenure

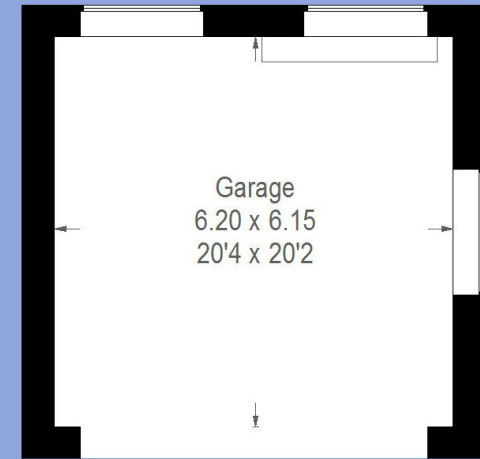
Freehold with the benefit of vacant possession on completion.

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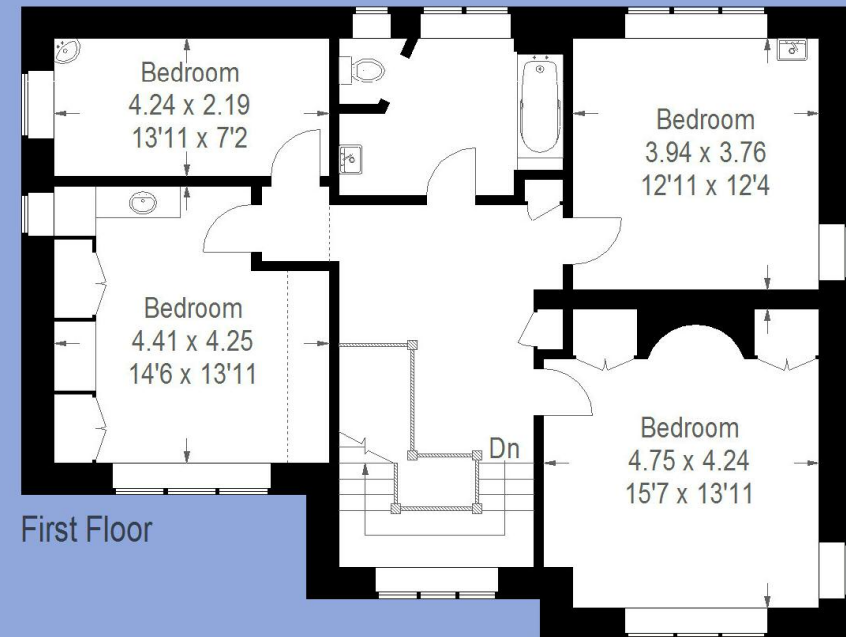
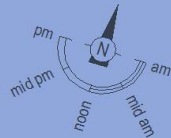


Rookwood

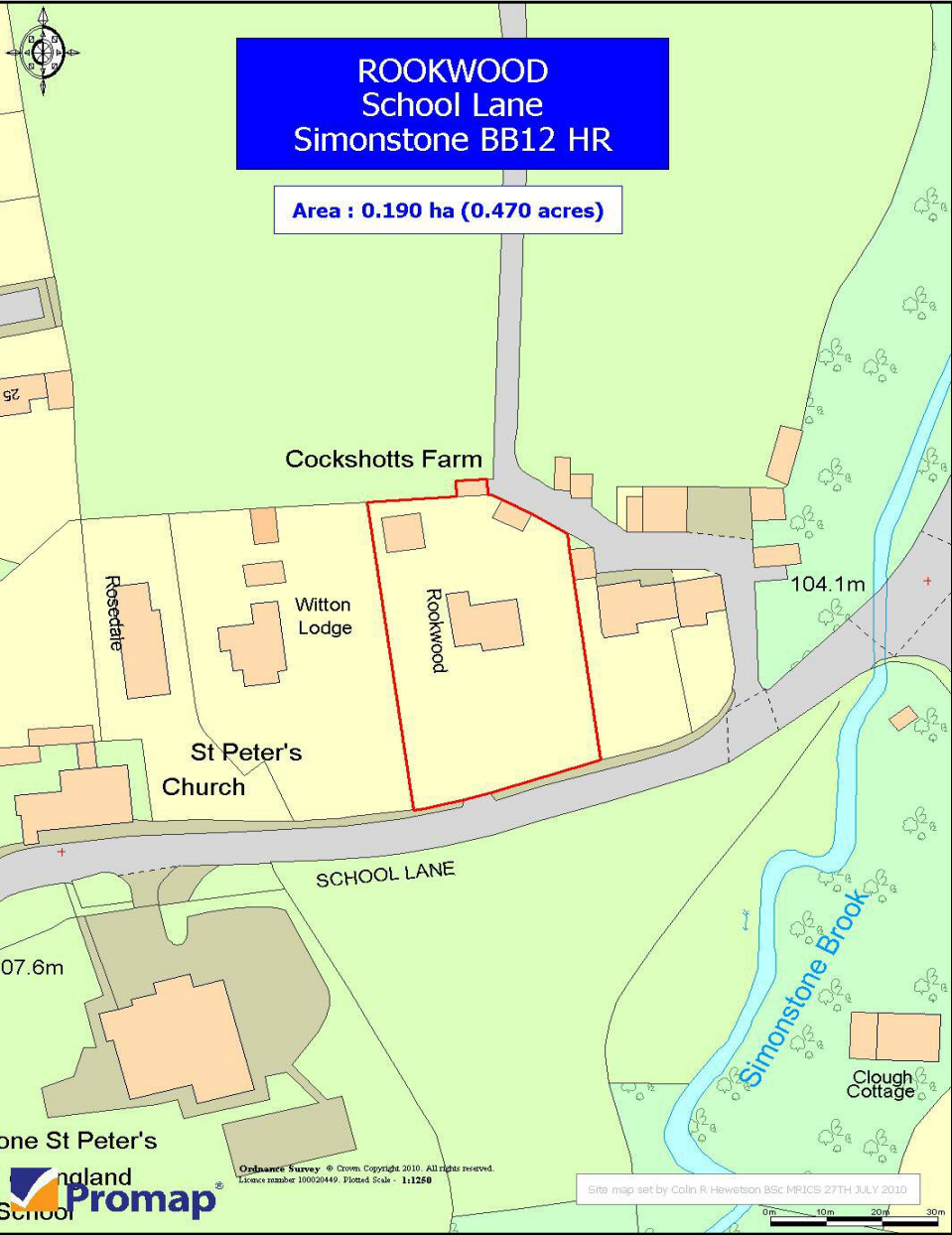
Approximate Gross Internal Area :-
 202 sq m / 2174 sq ft
 Garage :- 38 sq m / 409 sq ft
 Total :- 240 sq m / 2583 sq ft



Garage
 (Not Shown In Actual Location/ Orientation)



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.







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