



# Cliff Meadow

Skipton Road | Foulridge | BB8 7NN

**MSW HEWETSONS**

Surveyors • Estate Agents









## Cliff Meadow Skipton Road Foulridge BB8 7NN

£850,000

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**County Register**

[www.countyregister.com](http://www.countyregister.com)



An elegant detached private house situated in an elevated secluded position, in a very popular and exclusive residential area. Set in approximately 1.7 acres of beautifully tended formal gardens with recently installed tennis court and extensive gardening.

The main house has been substantially and beautifully renovated using the highest quality fittings and furnishings which also include a recently constructed, feature garden dining room with cathedral glazed windows with views to formal gardens.

This immaculately presented property is perfectly situated in a quiet rural setting yet within minutes of the motorway network and therefore accessible to the main business centres of both Lancashire and Yorkshire.

### Reception Porch

Original feature arch leaded entrance door with timber panelling, original diamond set ceramic tile floor, Delft plate rail, coved ceiling. Single panel central heating radiator.

### Cloaks

Feature sealed unit double glazed timber leaded arched window, double panel central heating radiator, cloaks hanging.

### Reception Hallway

Superb open reception hallway. Double panel central heating radiator, original carved architraves and door tops with original panelled doors, picture rail and coving, low voltage spot lighting to ceiling. Traditional return staircase to first floor accommodation.

### Study Room

Sealed unit double glazed bay window, carved marble fireplace with inset slate tiled rebate with chromed fireplace and raise slate hearth. Double panel central heating radiator, feature coved ceiling and low voltage spot lighting. Full wall bespoke fitted bookcase with bevel glass and display storage above. Built-in lighting.

### Sitting Room

Carved marble fireplace with slate hearth, surround and chromed fire inset. Sealed unit double glazed top leaded bay window, two double panel central heating radiators, built-in bespoke cabinet with illuminated displays. Picture rail, coved ceiling, low voltage spot lighting.

### Garden Room

Feature sealed unit double glazed, double French doors with leaded top lights. Matching sealed unit double glazed leaded side window. Single panel central heating radiator, original diamond set ceramic tiled floor.

### Inner Hallway

Single panel central heating radiator, built-in storage cupboard, coved ceiling.

### Cloakroom

Low level WC, 'Villeroy & Boch' wall mounted wash hand basin with feature chromed mixer tap, diamond set ceramic tiled floor, double panel central heating radiator, picture rail, sealed unit double glazed timber window, extractor fan.

### Breakfast Kitchen:

### Kitchen Area

A range of high quality fitted kitchen furniture with complementary black granite work surfaces. Built-in 'Gaggenau' six ring gas hob, twin 'Gaggenau' fan assisted electric ovens, 'Gaggenau' extractor hood over. Free standing but included 'Amana' American style fridge with ice maker and double compartment with built-in water filter with matching ash front to kitchen units. Matching island unit with breakfast seating area and fitted cupboards, 'Miele' built-in dishwasher. Stainless steel sink unit with adjoining waste disposal, sealed unit double glazed timber window with leaded tops, coved ceiling, low voltage spot lighting, 'Amitico' limestone effect flooring.

### Breakfast Room

Built-in matching ash breakfast seating with complementary ash table and chairs. Double panel central heating radiator, coved ceiling, low voltage spot lighting, sealed unit double glazed French doors.

### Rear Hallway

A range of fitted wardrobes, cloaks hanging and boot stands. 'Travertine' tiled flooring, double panel central heating radiator, low voltage spot lighting to ceiling, rear entrance stable door with sealed unit double glazed top window.

# Particulars of Sale

## Utility Room

Stainless steel sink unit and a range of fitted base units. Plumbed for automatic washing machine and dryer. Twin sealed unit double glazed windows, 'Alpha CD3 30 S' twin wall mounted gas boilers supplying central heating and domestic hot water, double panel central heating radiator, pressurised water tank, fitted cupboards and shelving.

## Garden Dining Room

This is a completely new addition to the original structure being an open living dining room with feature glazed wall and built in bespoke furniture. Sealed unit double glazed cathedral window with twin patio doors beneath, four sealed unit double glazed electrically operated 'Velux' skylights, sealed unit double glazed French side doors. Oak panelled flooring, feature spot lighting, wall log burning glazed fronted fireplace, raised slate hearth and side displays. Bespoke modernist entertainment unit designed to accommodate a 50" television screen with built-in drinks cabinet, sub zero wine chiller, ice dispenser and beer fridges. This unit incorporates a 'Bang & Olufsen' remote controlled link system which is wired to the kitchen, lounge, master bedroom and study.

## Garage / Games Room

Up and over door. Sealed unit double glazed uPVC window to rear elevation.

## Gym

Sealed unit uPVC double glazed French doors and side window, double panel central heating radiator, low voltage spot lighting, built-in timber cabinets.

## Cellars

Storage cellars with wine racking, sealed unit double glazed timber window.

## First Floor (above Garaging and Games Room)

Above the gym, garage and games room is a large open storage or hobby area which is fully plastered. Sealed unit double glazed Velux skylight to rear elevation and eaves storage. Convector radiator to mains system.

## First Floor (to main house)

### Staircase

Original double return staircase with oak newel posts, handrails and spindles.

## Half Landing

With feature original arched leaded window.

## Landing

Open landing area with oak balustrade, double panel central heating radiator, picture rail, coved ceiling, low voltage spotlighting.

## Master Bedroom

Sealed unit double glazed leaded top window, double panel central heating radiator, coved ceiling, picture rail and low voltage spotlighting, feature archway.

## Dressing Room

Sealed unit double glazed timber window, double panel central heating radiator, a range of fitted bespoke timber wardrobes.

## En-Suite

Containing five piece suite comprising free standing boat bath on timber plinths, twin ceramic bowl wash hand basins with 'Philippe Starck' chrome mixer taps, set on marble vanity unit with bespoke timber toiletry cabinet beneath. Fully tiled Nordic steam room with domed ceiling, Nordic steam shower, seating area and body shower. Low level WC. Sealed unit double glazed timber windows to front and gable elevations, double panel central heating radiator, 'Amtico' travertine style tiled floor, feature rebated display illuminating display niches, coved ceiling, low voltage spotlighting, fitted matching wall mirror, feature wall mounted chromed radiator towel rail.

## Bedroom Two

Sealed unit double glazed leaded top window, double panel central heating radiator, a range of high quality bespoke bedroom furniture with matching stool and table. Built-in illumination coved ceiling, low voltage spotlighting.

## Bedroom Three

Sealed unit double glazed timber window, double panel central heating radiator, coved ceiling, low voltage spotlighting to ceiling.

## Bedroom Four

Sealed unit double glazed timber window, coved ceiling, low voltage spotlighting, radiator in cover, feature tongue and groove timber panelling, feature solid oak boarded floor, a range of fitted wardrobes and cupboards with matching displays.

## House Bathroom

Containing four piece suite comprising high quality fitted 'Villeroy and Boch' and 'Cosan' fittings including panelled bath, pedestal wash hand basin, low level WC, corner shower fitment,

timber panelled floor, sealed unit double glazed timber window, coved ceiling, low voltage spotlighting, high stand wall mounted chrome radiator towel rail.

## Fitted Furniture

Burr panelling on all fitted furniture.

## External Garage

Double attached garage with electrically operated roller doors, ceramic tiled floors, sealed unit double glazed uPVC windows to rear elevation, stainless steel sink unit with splashbacks and cabinets, hot and cold water supply, 'Myson' convector radiator plumbed to mains central heating system.

## Entrance

The property is approached through traditional stone column gates with timber electrically operated gates. Tarmacadam driveway.

## Garden Areas

Gardens extending to approximately two acres include: mature lawned areas with ornamental yew trees and column of mature beech trees; flat lawned area to the front of the property equating to approximately one acre and ornamental box hedge garden, barbeque and patio areas.

## Tennis Court

Professionally installed by 'Thornton Sports Surfaces'.

## Parking

Ample parking and turning areas.

## Security System

'Chubb Red Car' monitored alarm system.

## Tenure

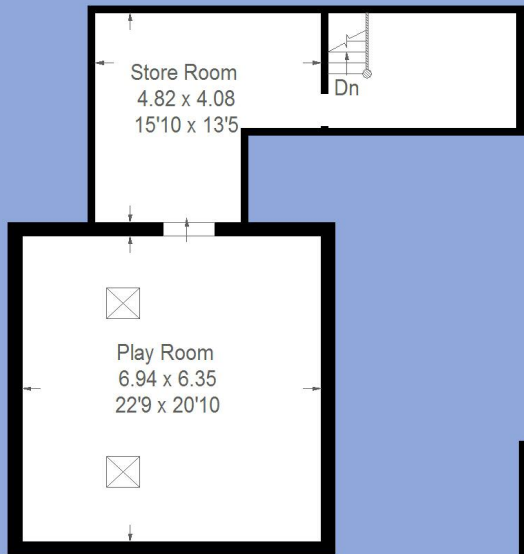
Freehold with the benefit of vacant possession upon completion.

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# Floor Plans

| Energy Efficiency Rating                    |         | Environmental (CO <sub>2</sub> ) Impact Rating |                                                                 |         |           |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| A (91-100)                                  |         |                                                | A (10-20)                                                       |         |           |
| B (81-90)                                   |         |                                                | B (21-30)                                                       |         |           |
| C (69-80)                                   |         |                                                | C (31-40)                                                       |         |           |
| D (55-68)                                   |         |                                                | D (41-50)                                                       |         |           |
| E (39-54)                                   | 39      | 60                                             | E (51-60)                                                       |         |           |
| F (21-38)                                   |         |                                                | F (61-70)                                                       |         |           |
| G (1-20)                                    |         |                                                | G (71-80)                                                       |         |           |

Not show current - higher ratings only  
 England & Wales  
 R1 Directive 2002/91/EC



First Floor

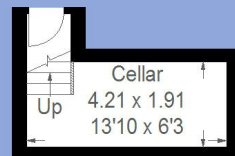
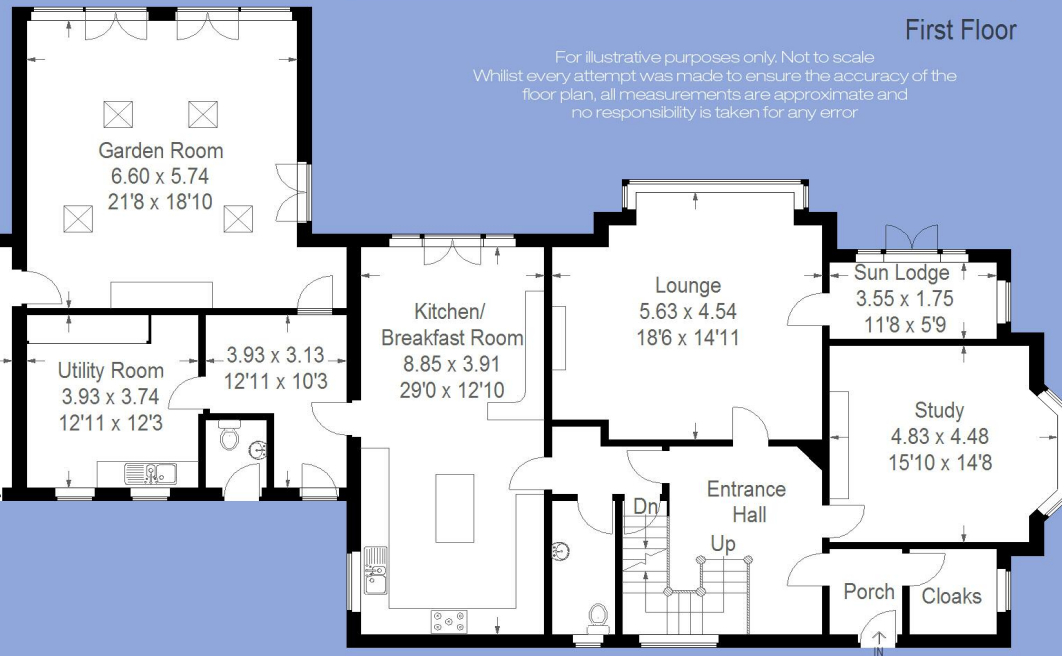


First Floor

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



Ground Floor



Cellar

Approximate Gross Internal Area (Including Garage) :- 503 sq m / 5414 sq ft  
 Cellar :- 9 sq m / 97 sq ft  
 Total :- 512 sq m / 5511 sq ft













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