



# Hacking Boat House

Whalley Road | Stonyhurst | BB7 9PN

MSW HEWETSONS



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Guide Price of £1,195,000

Stamp Duty Paid by Vendor

Whalley Road | Stonyhurst  
Clitheroe | BB7 9PN

Steeped in local history this detached period property is located in an exceptional position, close to the banks of the River Ribble, with stunning panoramic views over rolling farmland. Converted by the current owners in 2003 into a fine country house with spacious internal accommodation over three floors, within surrounding gardens of approximately two acres.

## Dining Hall

With York stone flagged floor, four casement windows, feature stone fireplace enclosing multi-fuel clear view stove (integrated with central heating), three wall light points, feature barn arch window in Iroco wood with central opening glazed entrance door, beamed ceiling.

## Study

With casement window, telephone point.

## Lounge

With solid floor, beamed ceiling, five casement windows, part exposed stone wall, feature punch faced arched stone fireplace enclosing clear view multi-fuel stove, TV aerial point.

Adjoining storage/cloaks area under stairs.

## Garden Room

With nine large casement windows to three sides with feature Elmwood sills, solid oak floor, double French opening doors to rear garden, exposed oak roof truss, electric heater with cover, wall TV aerial point.

## Breakfast Kitchen

With full range of hand painted bespoke kitchen units with polished quartz working surfaces and a range of appliances including; Alpha oil fired range with two ovens and two integral boilers (one heating range, one heating central heating system), dishwasher, refrigerator, stainless steel sink unit, island workstation with polished quartz working surfaces and fitted electric double fan assisted oven, electric hob unit, stable door, low voltage lighting, beamed ceiling, part exposed stone wall, solid York stone floor.

## L-Shaped Rear Hallway

With York stone flagged floor, exposed stone to one wall, rear door.

## Cloakroom

With two piece suite comprising low suite WC, wash hand basin.

## Utility Room

With single drainer stainless steel sink unit, fixture base unit and working surfaces.

## Staircase to first floor

L-Shaped landing with double central heating radiator.

# Particulars of sale

## First Floor

### Master Bedroom

With two casement windows, central heating radiator, part exposed roof truss, stone fireplace.

### En-Suite Bathroom

With four piece suite comprising; roll top bath with shower attachment and claw and ball feet, pedestal wash hand basin, low suite WC, corner shower cubicle, pine floor, extractor fan, casement window, original fireplace, part exposed roof truss.

### Dressing Room

With casement window, central heating radiator.

### Principal Landing Area

With bespoke wrought iron balustrade and gallery overlooking dining hallway, double central heating radiator, exposed chimney breast, part exposed roof trusses.

### Rear Bedroom

With casement window, central heating radiator, en-suite shower room with three piece suite comprising; shower cubicle, pedestal wash hand basin with tile splashback, low suite WC, ladder towel rail, part exposed roof truss.

### Rear Bedroom

With three casement windows, beamed ceiling, central heating radiator.

### Front Bedroom

With casement window, double central heating radiator, part exposed roof truss.

## Family Bathroom

With three piece suite comprising; panel bath with shower unit over and vanity screen, pedestal wash hand basin with tile splashback, low suite WC, ceramic tile floor, part tiled walls, ladder towel rail.

## Inner Landing

With central heating radiator, casement window, adjoining store place under the stairs.

Staircase to second floor with barley twist balustrade.

## Side Bedroom

With Velux window, central heating radiator, exposed roof truss, access to storage under eaves.

## En-Suite Shower Room

With three piece suite comprising; corner shower cubicle, low suite WC, pedestal wash hand basin, ceramic tile floor, central heating radiator, extractor fan, beamed ceiling, access to storage areas under eaves.

## Bedroom

With two Velux windows, beamed ceiling, three original arrow slit windows with shutters, central heating radiator, exposed roof truss.

## En-Suite Dressing Room

With central heating radiator, beamed ceiling, built in wardrobe.

## External

There are gardens amounting to approximately two acres surrounding the property which are entered through a cattle-grid at the entrance to the driveway with river gravel parking areas for numerous vehicles. The gardens have been laid for ease of maintenance with feature beds and borders, a large stone flagged patio area and a stone wall Ha-ha. A feature of the large stone flagged patio area is a dining table set under a stone cheese press with stone table top.

Leading from the rear is a large side garden featuring a substantial garden pond with rockery and waterfall. Bordering the rear lawns is a kitchen garden with six raised beds and a well fenced chicken run and timber chicken shed. Other features include a sunken trampoline and aluminium greenhouse. There is also a full sized tennis court with tarmac surface. Adjoining the tennis court is a rose and honeysuckle clad pergola with stone pathway. Stone mower/implement shed.

## Council Tax

Ribble Valley Council Tax Band G

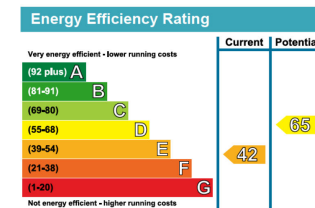
## Tenure

Freehold with vacant possession upon legal completion.

## Services

Oil fired central heating with underfloor heating to the ground floor except the Garden Room. Sealed unit double glazing. 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.



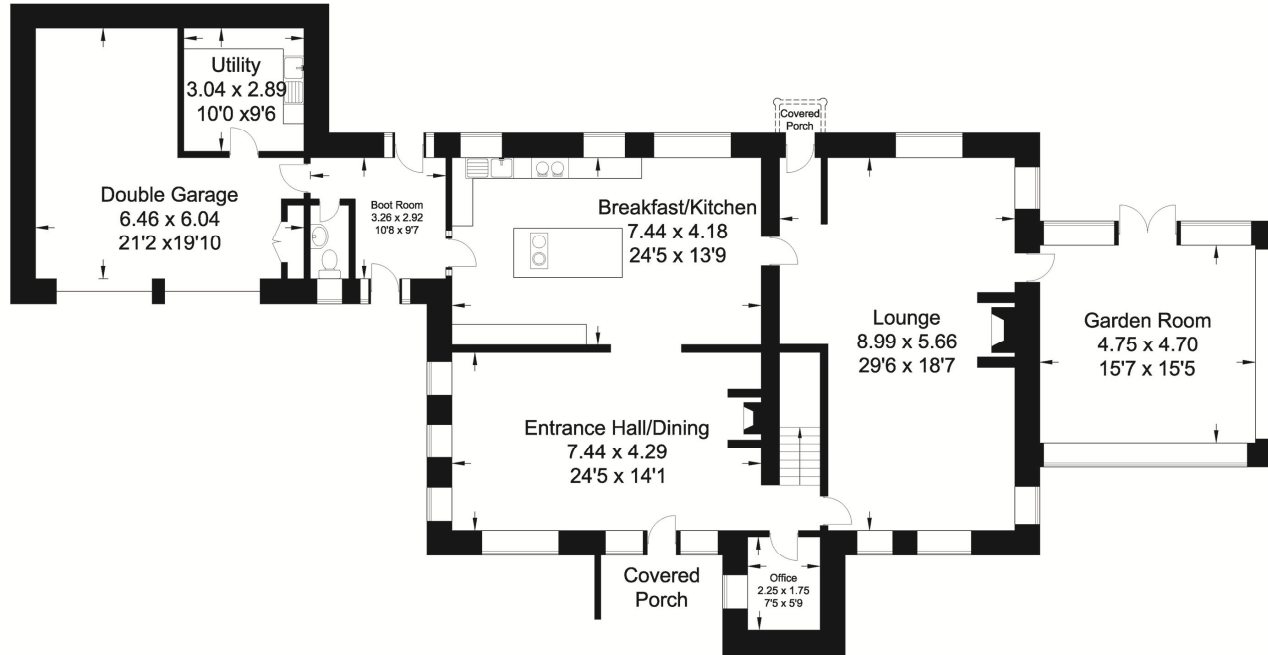
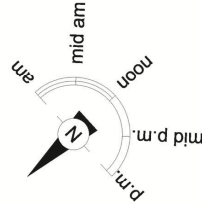
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Approximate Gross Internal Area :- 352.12 sq m / 3790.18 sq ft

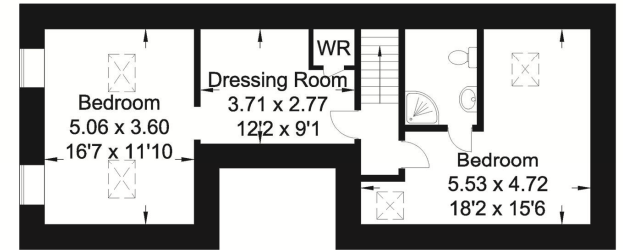
Garage :- 29.53 sq m / 317.85 sq ft

Total :- 381.65 sq m / 4108.04 sq ft

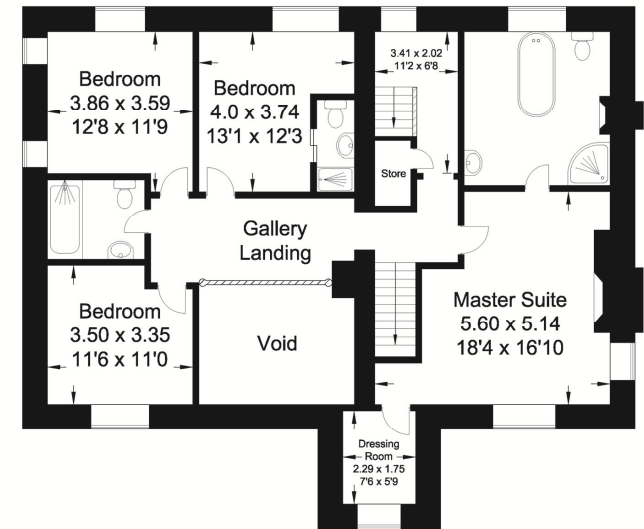
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Ground Floor



Second Floor



First Floor







**MSW HEWETSONS**

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