



# Rodhill House

Smallden Lane | Grindleton | BB7 4RX

MSW HEWETSONS





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Guide Price of £945,000

Smallden Lane | Grindleton  
Clitheroe | BB7 4RX

A delightful detached period residence with a wealth of quality accommodation, bespoke double-glazed, oak windows throughout, smart, zoned 'Nest' heating system and Sonos sound system to lounge, kitchen, master bedroom and en-suite bathroom. Sitting on the fringe of the Forest of Bowland in an elevated position with superb views.

#### The accommodation comprises:

##### Stone Built Entrance Porch

With stone flagged floor, two non-opening windows.

##### Dining Hallway

With solid floor, double casement window with oak sill, central heating radiator, beamed ceiling, one wall light point, leading to:

##### L-Shaped Inner Hallway

With mullion window, central heating radiator, beamed ceiling.

##### Cloakroom

With two piece suite comprising low suite WC and bracket wash hand basin, central heating radiator, dado panel wall, mullion window.

##### Study

With double casement window, central heating radiator, in-built shelved cupboard, beamed ceiling, telephone point.

##### Sitting Room/Cinema Room

With boarded floor, wide picture window, two cast iron central heating radiators, oak beamed ceiling, feature natural stone Minster style fireplace enclosing cast iron multi-fuel stove, side casement window, low voltage Lutron lighting, wall TV aerial point, sound system to ceiling.

##### Kitchen

With porcelain tiled floor, beautiful bespoke fitted kitchen with polished granite working surfaces and splash-backs and a good range of fitted base and wall cupboards complimented by a range of built-in 'Miele' appliances including electric fan oven, coffee maker, larder fridge, dishwasher, electric fired 'Aga' four oven range with separate ceramic hob and extractor over, double well stainless steel sink unit, island work station with polished granite top and adjoining seven person oak dining table and chairs, oak beamed ceiling, open to:

##### Living Room/Garden Room

With superb 13' wide vaulted window (with wonderful views over surrounding garden and Pendle Hill and Ribble Valley countryside), porcelain tiled floor with under-floor heating, two sets of oak French doors to two elevations, wall TV aerial point, two side full length windows, four wall light points, oak open truss ceiling.

##### Utility Room

With ceramic tiled floor, double casement window, Belfast sink unit, fixture base and wall cupboards with polished granite working surfaces, plumbed and drained for automatic washing machine and dishwasher, Worcester oil fired central heating boiler heating central heating and domestic hot water system, uPVC part-glazed side door.

##### Staircase to First Floor

With turned balustrade

# Particulars of sale

## Landing;

With vaulted and beamed ceiling, 'Velux' window.

## Master Suite

With wide picture window with oak sill, two cast iron central heating radiators, low voltage 'Rako' lighting, 'Sonos' sound system.

## En-Suite Shower Room

With four piece 'Villeroy' & 'Boch' suite comprising wet shower area with glass screen, close coupled low suite WC, his 'n' hers wash basins in oak vanity unit with large heated mirror splash-back, ladder towel rail, fully tiled walls, casement window, central heating radiator.

## En-Suite Walk-In Wardrobe Unit

Fully fitted with range of bespoke oak fitted furniture incorporating hanging, drawer units, shelving, etc, two pull out full length mirrors, central heating radiator, casement window.

Folding loft ladder to boarded roof space with insulation.

## Bedroom Two

With casement window with oak sill, central heating radiator.

## Bedroom Three

With casement window with oak sill, central heating radiator, built-in wardrobe unit to one wall.

## En-Suite Shower Room

With three piece suite comprising double shower cubicle, vanity wash hand basin, low suite WC, fully-tiled walls, ceramic tiled floor.

## Inner Landing

With casement window, central heating radiator.

## Bedroom Four

With vaulted ceiling, two electrically operated 'Velux' windows with blinds, central heating radiator, casement window with oak sill, two 'Velux' windows with electrically operated blinds.

## Bedroom Five

With casement window with oak sill, central heating radiator.

## Family Bathroom

With four piece 'Villeroy' and 'Boch' suite comprising tiled panel bath with shower attachment, pedestal wash hand basin, walk-in shower area, low suite WC, ceramic tiled floor with under floor heating, 'Velux' window, fitted wall central heating radiator, casement window, wall mirror with electric light over.

## Outside

The property lies in gardens principally to the side and rear of approximately  $\frac{3}{4}$  of an acre and contain a tarmac driveway with electrically operated

wrought iron entrance gates leading to a turnaround area and parking for several vehicles.

There is a substantial stone built former barn now converted into garaging and workshop comprising:

## Garage

With up and over entrance door, electric light and power, excellent first floor mezzanine store room with casement window.

To the rear of the barn is an excellent;

## Lean-To Workshop

With electric light and power and two personnel doors.

To one elevation is a lean-to Log/Fuel Store.

Adjoining the front of the property is a large York Stone flagged patio area with wrought iron balustrade and illuminated steps leading to a large level lawned area. The gardens extend further and adjoin open agricultural land to the rear. There are two Victorian lamps adjoining the car parking area together with security lighting and outside water supply. There is also a further patio area adjoining the kitchen paved with York Stone and featuring a millstone water feature with lighting.

The property also has the advantage of an alarm system with monitored CCTV

and satellite 'Boundless' broadband.

## Services

Mains water, mains electricity, sewerage to septic tank, oil fired central heating

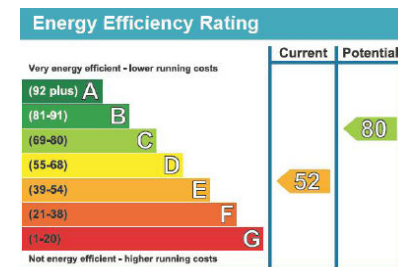
## Tenure

Freehold and free from chief rent.

## Council Tax

Band G

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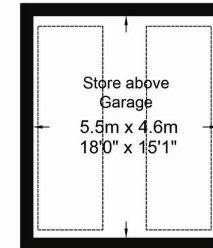
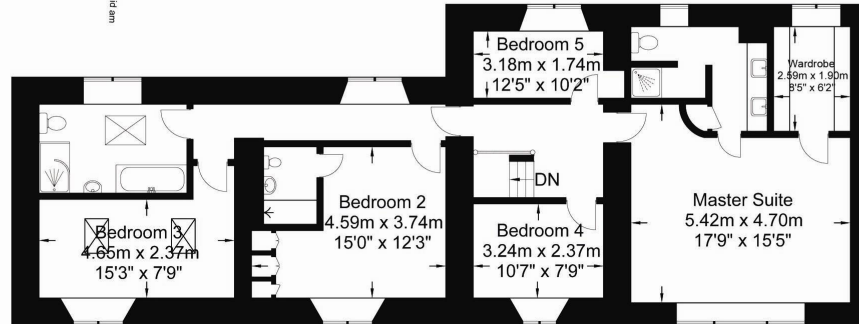
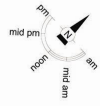
# Rod Hill House

Approximate Gross Internal Area :- 265.65 sq m / 2859.43 sq ft

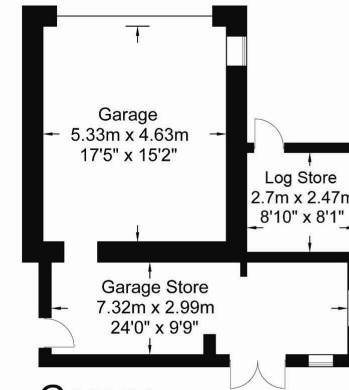
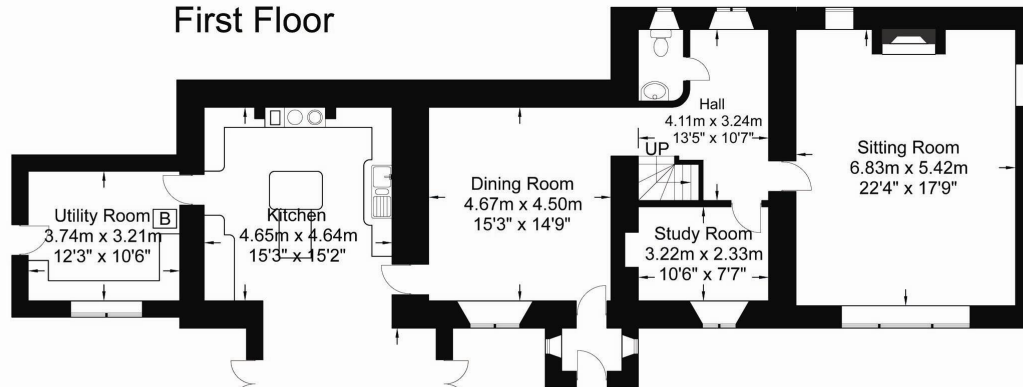
Garage :- 53.50 sq m / 575.86 sq ft

Store :- 25.30 sq m / 272.32 sq ft

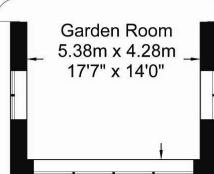
Total :- 344.45 sq m / 3707.62 sq ft



## First Floor



## Ground 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

## Garage

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