



Banks House

Back Lane | Chipping | Preston | PR3 2QA

MSW HEWETSONS



Banks House

Guide Price of £635,000

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Preston | PR3 2QA

A detached period farmhouse which has been significantly extended and improved to offer exceptional accommodation with quality fittings and décor. The property has large beautifully maintained south facing rear gardens with spectacular views to open countryside and the fells beyond.

Accommodation comprising;

Ground Floor

Entrance Porch

Timber entrance door, attractive original stain glass side window, single panel central heating radiator, timber beam ceiling.

Principle Living Room

A fantastic open room with original timber trust and beamed ceiling. Bow window to inner gable elevation, sealed unit double glazed uPVC window to north elevation. Sealed unit double glazed French doors leading to conservatory and garden areas. Two double panel central heating radiators. Log burning cast iron stove on raised stone hearth with feature stone fireplace and chimney breast with illuminated side alcoves.

Dining Room

Sealed unit uPVC double glazed windows to inner gable and south elevation, double panel central heating radiator, coved ceiling, feature stone work and archway leading to;

Kitchen

Range of fitted base and wall units with complimentary work services and tile splash backs. Built in 'Bosh' four ring gas hob, double bowl drainer sink unit with mixer tap, built in 'Hotpoint' grill and oven, sealed unit uPVC double glazed window to south elevation.

Rear Hallway/Utility Room

Sealed unit uPVC double glazed window to north courtyard elevation, range of fitted base and wall units with double bowl stainless steel sink unit. Plumbed for automatic

washing machine, sealed unit double glazed uPVC window to south gable elevation. Single panel central heating radiator.

Cloaks

Gardener's cloakroom with bracket wash hand basin, low level WC, half tiled walls, fitted shelving.

Conservatory

A recently installed full uPVC double glazed conservatory leading from the main sitting room. An ideal summer room with spectacular views to patio and garden areas. Light and power installed.

Inner Hallway

Sealed unit uPVC double glazed window to conservatory, single panel central heating radiator, full wall wardrobes with timber louvered doors.

Particulars of sale

Bedroom Two

Sealed unit uPVC double glazed window to north elevation, single panel central heating radiator and mirrored fitted wardrobe.

Bedroom Three

Sealed unit uPVC double glazed window to north elevation, single panel central heating radiator, 'Adam' style fireplace, timber beam ceiling.

Bedroom Four

Sealed unit uPVC double glazed window to south elevation with views to front lawn areas, single panel central heating radiator.

House Shower Room

Large shower with shower fitment, low level WC, wash hand basin in vanity unit, single panel central heating radiator, fully tiled walls, uPVC double glazed window to south elevation.

First Floor

Traditional timber balustrade staircase leading from the sitting room to first floor accommodation.

Principle Bedroom Suite

Master Bedroom

Lovely big open bedroom, timber sash window to north elevation with secondary aluminium double glazing. uPVC double glazed windows and doorway leading to large balcony area with wrought iron fence surround. Double and single panel central heating radiator, original timber trust ceiling, fitted wardrobes.

Dressing Room

Timber sash window with secondary aluminium double glazed window, fitted wardrobes, timber beam ceiling, single panel central heating radiator.

Bathroom

Panel bath with mixer tap, low level WC, wash hand basin in vanity unit, sealed unit uPVC double glazed window to south elevation, radiator towel rail.

Garage

Integral double garage accessed from the utility room. Electrically operated up and over door. Light and power installed, sealed unit uPVC double glazed window to

south elevation. Floor mounted oil boiler providing central heating and domestic hot water.

Parking

Large tarmac parking area to front of the garage offering parking for several vehicles.

Gardens

The property lies in extensive lawned gardens. There are two principle lawns immediately adjacent to the main house with stone patio and original stone walls.

Beyond this there is a stone paved and chipping walkway leading to an ornamental pond with feature stone rockery waterfall feature, extensive informal lawn area with surrounding thorn hedge, timber gazebo, storage building, green house and separate vegetable garden.

The gardens offer spectacular 360° panoramic views of mature trees and shrubs and far reaching countryside beyond.

Services

Mains electricity, mains water, oil fired principle heating 'Calor' gas for

cooking, sewerage to private septic tank.

Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G

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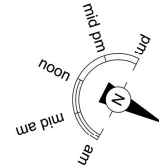


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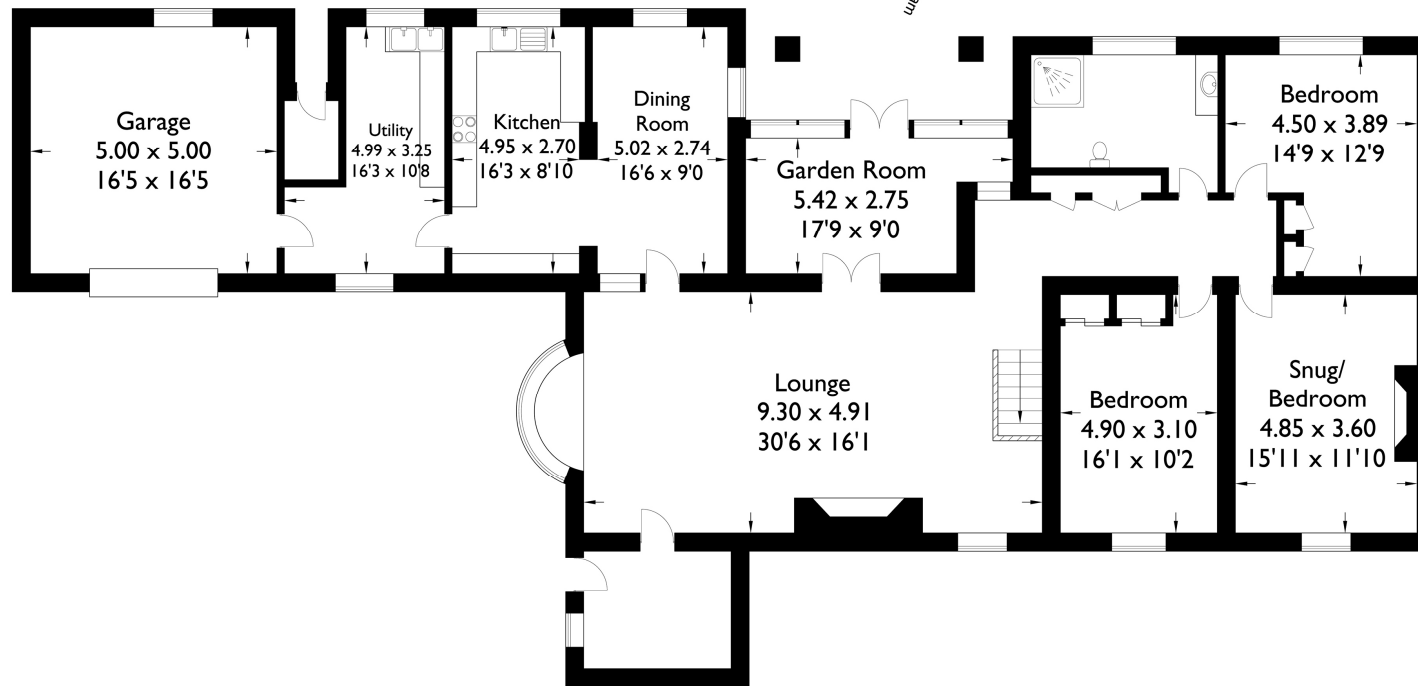
Approximate Gross Internal Area : 241.66 sq m / 2601.20 sq ft

Garage : 25.00 sq m / 269.09 sq ft

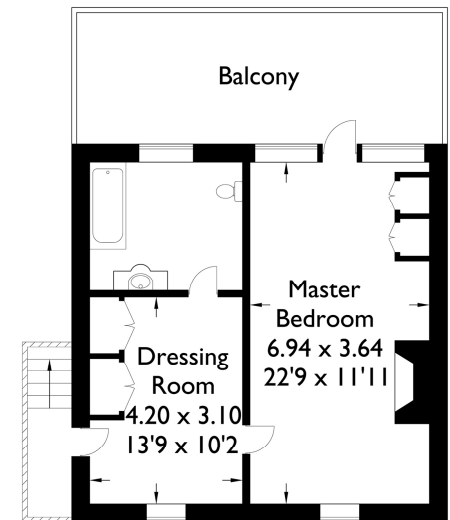
Total : 266.66 sq m / 2870.30 sq ft



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



Ground Floor



First Floor

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