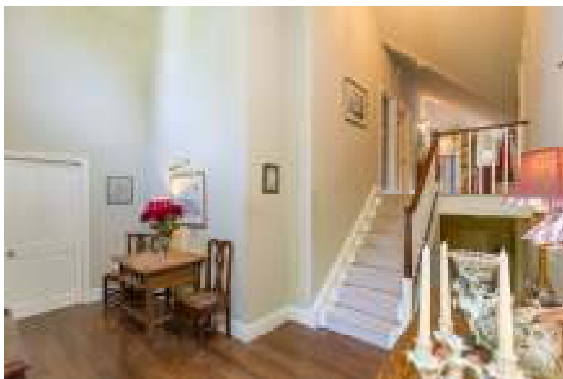




Wilcock Fold

Woods Brow | Balderstone | BB2 7LG

MSW HEWETSONS



Wilcock Fold

Guide Price of £750,000

Additional Land Available by Separate Negotiation

Woods Brow | Balderstone
BB2 7LG

A stylish four bedroom property with a garden room occupying a favoured position in a convenient rural Ribble Valley location. The property offers contemporary imposing internal split level accommodation with all principal rooms featuring views over south facing rear garden with approximately 6.25 acres of adjoining, mainly flat pastureland included within the sale.

Accommodation comprises:

Entrance Porch

With stone flagged floor, central heating radiator and part glazed inner door.

Entrance Hallway

With feature 'African' mahogany hardwood floor, vaulted ceiling and small flight staircase to ground floor level.

Cloakroom

With two piece suite comprising pedestal wash hand basin, low level WC, central heating radiator and 'African' mahogany hardwood solid floor.

Inner Hallway

With 'African' mahogany solid floor, store-place under the stairs and double central heating radiator.

Lounge

With three panel leaded light casement

window, separate leaded light square bay window, two double central heating radiators, feature sandstone fireplace enclosing 'Chesney' multi-fuel stove and beamed ceiling.

Study

With fully opening window and central heating radiator.

Dining Room

With solid floor, leaded light casement window, double central heating radiator and two wall light points.

Snug

With engineered oak floor, 'Clearview' log burning stove set in granite fireplace with matching hearth, two wall light points, casement window and double central heating radiator.

Breakfast Dining/ Kitchen

With range of bespoke kitchen units by 'Mills & Scott' to three walls with sile stone and quartz working surfaces,

range of fitted quality appliances including: induction hob, ducted extractor canopy, double stainless steel 'Franke' sink unit with waste disposal, refrigerator, freezer, dishwasher, double fan assisted electric oven, three panel casement window, two central heating radiators, 'Mexican Fired Earth' tile floor.

Utility Room

With 'Mexican Fired Earth' tile floor, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, vented for drier, fitted wall cupboards, stable door and central heating radiator.

Garden Room

With 'Mexican Fired Earth' tile floor, 'Georgian' windows to two sides, incorporating double French opening doors to rear patio and separate side French door, underfloor heating and three remote controlled 'K' Glass 'Velux' windows.

Particulars of sale

First Floor

Landing

With central heating radiator, mullioned window, airing cupboard with hot water cylinder and fitted electric emersion heater.

Master Bedroom

With three panel mullion window, central heating radiator and fitted wardrobe.

En-suite Bathroom

With five piece suite comprising panel bath with shower attachment, close couple WC, his and hers washbasins in 'Corian' vanity unit with mirror splashback, shower cubicle with electric shower, travertine tile floor, heated towel rail, fully opening window and central heating radiator.

En-suite Dressing Room

With range of fitted wardrobe units to one wall, mullion window, dressing table unit with adjoining drawer unit and central heating radiator.

Bedroom Two (Front Elevation)

Mullion window, laminate floor and central heating radiator.

Bedroom Three (Front Elevation)

Mullion window, double central heating radiator.

Bedroom Four (Front Elevation)

With mullion window, central heating radiator, fitted wardrobe unit to one wall and laminate floor.

Family Bathroom

With four piece suite comprising panel bath, shower cubicle with electric shower, low suite WC, vanity wash hand basin, ceramic tile floor, heated towel rail, central heating radiator and half tiled walls.

Outside

The property lies in formal gardens to the front, side and rear, the front with an electrically operated five barred entrance gateway leading to a brick paved driveway with space for the parking of up to four vehicles.

Double Garage

With two electrically operated up and over entrance doors, electric light, power and water supply. Internal mezzanine store, 'Firebird' oil fired central heating boiler.

To the rear of the garage are two large log and implement store areas. There is also a large bespoke 6' x 8' cedar wood garden store shed adjoining the side gable of the property. Adjoining the car parking area is an excellent car port suitable for additional parking.

Rear Garden

Mainly laid to lawn and is bounded by well stocked flower borders together with two kitchen gardens and an 8' x 10' aluminium framed greenhouse. There is a very pleasant raised timber decking seating area giving full aspects over the garden and land beyond.

Included within the sale are approximately 6.25 acres of mainly flat pastureland suitable for horses, approached via a track adjoining the rear garden with small woodland area and stream.

Services

Mains electricity, mains water, sewerage to septic tank, oil storage tank, oil-fired central heating, sealed unit double glazing solar panels.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G

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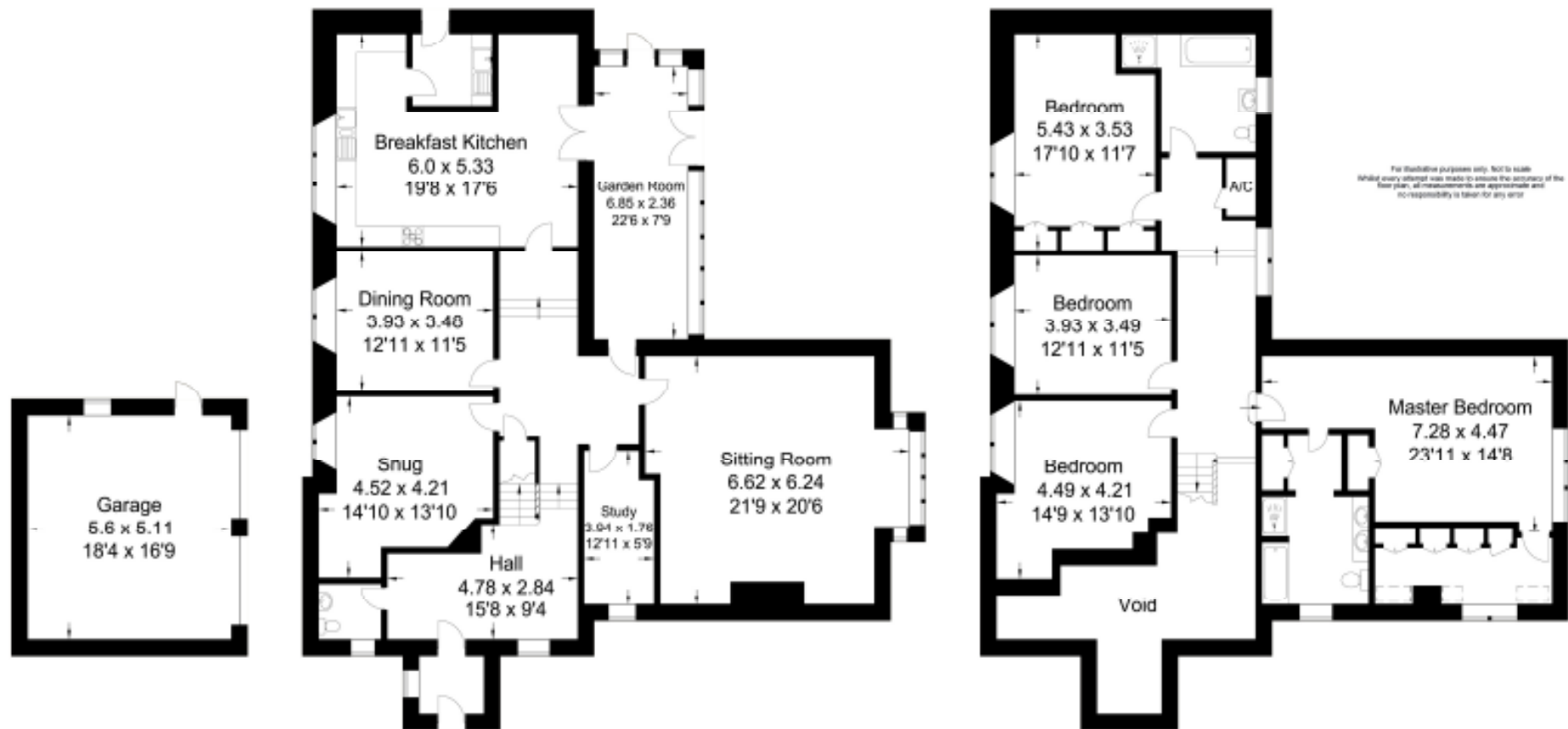


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Approximate gross internal area : 285.29 sq m, 3070.83 sq ft

Garage : 28.61 sq m, 307.95 sq ft

Total : 313.9 sq m, 3378.79 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.





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