



Sugar Hill Farm

Whitewell Road | Cow Ark | Clitheroe | BB7 3DG

MSW HEWETSONS



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Guide Price of £1,050,000

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A rare opportunity to purchase an 18th Century traditional stone farm house situated in an idyllic woodland rural setting designated as an Area of Outstanding Natural Beauty. The property is approached over a long private drive with a bridge over the stream. Situated in a secluded and sheltered south facing position with extensive views to Beacon and Longridge fells, the house and grounds successfully combine to give enormous charm and character.

The property has been tastefully and meticulously improved with extended private landscaped gardens and grounds with stream running through. The property has full timber sealed unit double glazing and central heating.

Sugar Hill Farm is only a few minutes drive to the Inn at Whitewell, one of the Ribble Valleys most renowned hotels and is only a short distance from both Clitheroe and Longridge town centres offering excellent links to motorways and North West business centres. The property is in the catchment area for both private and public schools including Clitheroe Royal Grammar and Stonyhurst College.

Accommodation comprising:

Reception Hallway

Traditional oak entrance door with sealed unit oak double-glazed side windows. Open traditional staircase leading to first floor accommodation with carved newel posts, spindles and handrail with solid timber string and oak panelling beneath. Oak panelled door to understairs cupboard. Double panel central heating radiator, sealed unit timber double-glazed window to front elevation with views to patios and front garden areas.

Lounge Area

Delightful triple aspect split level through lounge and dining area with an impressive dressed feature stone arched recessed fireplace with 'Clearview' multi-fuel stove on raised stone flag hearth. Timber beamed ceiling, low-voltage spotlighting, sealed unit timber double-glazed windows to front elevation and gable elevations. Double panel central heating radiator.

Dining Area

Stone steps leading down from lounge, twin sealed unit double-glazed timber windows to

rear elevation with open south facing views to gardens and surrounding woodlands, sealed unit timber double-glazed window to gable elevation. Two double panel central heating radiators, sealed unit double-glazed timber door leading to patio gardens. Oak desk with fitted cupboards and bookshelf above (by separate negotiation).

Sitting Room

Recessed fire with 'Clearview' multi fuel stove with timber mantel and raised stone flag hearth. Sealed unit timber double-glazed south facing French doors leading to garden patios. Double panel central heating radiator and beamed ceiling. Fitted cupboard and glass fronted cabinet.

Dining Kitchen/ Garden Room

Dining garden room area with triple aspect high performance double glazed Scandinavian sliding timber doors to south facing patio areas.

Kitchen area with range of high-quality fitted bespoke kitchen units with hand-painted finish and complimentary granite work surfaces and timbered work surface to island unit.

Particulars of sale

Stainless steel Belfast sink with marble drainer and stainless steel mixer tap. Built-in 'Meile' fridge, built in 'Meile' freezer, Built-in 'Meile' dishwasher, built-in 'Meile' classic electric microwave oven, 'Meile' induction 'Ceran' double hob. Within the island unit is a separate stainless steel Belfast sink with mixer tap. Propane Aga with timber surround with recessed tiles. Diamond set travertine slate floor, timber beamed ceiling and low-voltage spotlighting. Electric under floor heating

Separate breakfast garden room with sealed unit timber double-glazed double French doors to both front elevation and either side, two high-stand double panel central heating radiators.

Cloaks

Low-level WC, bracket wash hand basin and fitted cupboards with granite work tops. Sealed unit double-glazed windows to rear elevation.

Utility Room

Range of fitted cupboards. Stainless steel Belfast sink with mixer tap and granite drainer, diamond set 'Travertine' floor slate floor, sealed unit double-glazed timber window to rear elevation and timber rear entrance door.

First Floor

Staircase

Traditional timber balustrade staircase leading to first floor accommodation.

Landing

Open landing with feature timber trussed beamed ceiling and sealed unit double-glazed timber window to rear elevation.

Inner Landing

Useful reading or hobbies room, sealed unit double-glazed timber window to rear elevation and double panel central heating radiator.

Principal Bedroom

The original timber trussed roof beams have been incorporated into the architecture of the room forming a natural division between the bedroom area and dressing area. To the gable elevation is a large sealed unit double-glazed timber picture window offering spectacular views to the gardens and Bowland Fells beyond. Built-in wardrobe cupboard and access to roof void storage. Within the dressing area are fitted mirror fronted cabinets and separate dressing area.

En-Suite Shower Room

Containing five-piece suite comprising twin wash hand basins, fully tiled shower cubicle with thermostatic shower control, low-level WC, bidet, half timber panelled walls, sealed unit double-glazed timber window to front elevation, twin chromed radiator towel rails and Amtico flooring. Twin linen cabinets.

Bedroom Two

Timber trussed ceiling, double panel central heating radiator and sealed unit double-glazed timber window to front elevation.

Inner Landing

With linen store.

Bedroom Three

Triple radiator, sealed unit timber double-glazed window to front elevation.

Bedroom Four

Sealed unit timber double-glazed window to front elevation and single panel central

heating radiator.

House Bathroom

Containing five-piece suite comprising recessed timber panel bath, fully tiled shower cubicle with thermostatic control, pedestal wash hand basin, low-level WC, bidet, timber panelled walls, Amtico floor, fitted mirrors, wall-mounted chromed radiator and towel rail and floor-mounted radiator towel rail.

External

Entrance

The property is approached off the main road onto a private tarmacadam driveway which leads over Cow Ark Brook via a timber bridge to the main house. To the rear of the property is a large chipping parking / turning area.

Garaging

To the eastern elevation of the property is an original agricultural stone building which has been converted to a garden store with adjacent double covered car port. Through double timber gates there is a side driveway leading to additional parking areas with a range of timber stables and cupboard storage together with timber-glazed greenhouse and separate orchard.

Gardens

The property lies in 6.262 acres of land of which approximately one third is set to informal woodland gardens with separate terraced and patio areas immediately to the front of the property with double garden ponds with adjoining waterfall. The property also benefits from walking rights over adjacent farm land.

Summer House

To the east elevation of the property is a

timber summerhouse with timber decking and barbecue area.

Planning Permissions

The property has the benefit of current Planning Permission to extend to the eastern elevation to form a separate living room and utility (plans available from the agents' office)

Services

Mains electricity, private bore water supply with water softener and separate spring supply, propane supply for Aga and oil-fired central heating.

Council Tax Band 'G'

Tenure: Freehold

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Sugar Hill Farm

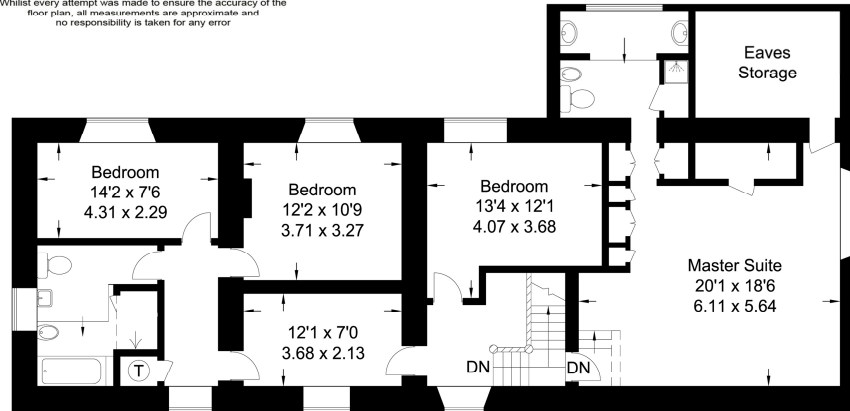
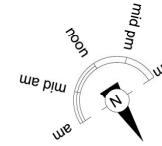
Approximate gross internal area (excluding proposed Ground Floor / Eaves Storage) : 274 sq m, 2949 sq ft

Outbuilding : 24 sq m, 258 sq ft

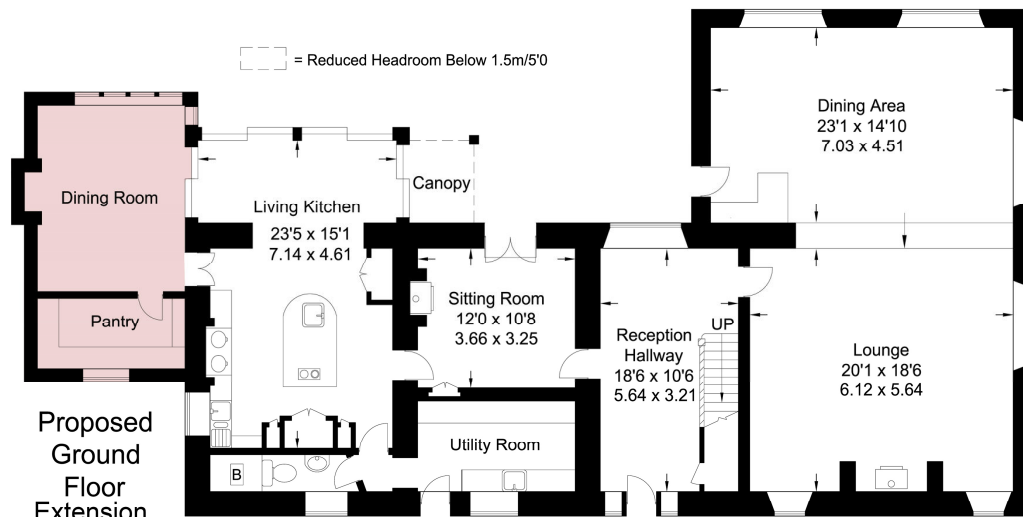
Carport : 31.82 sq m, 342.50 sq ft

Total : 329.82 sq m, 3550.15 sq ft

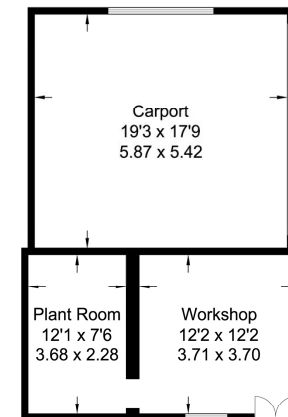
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



First Floor

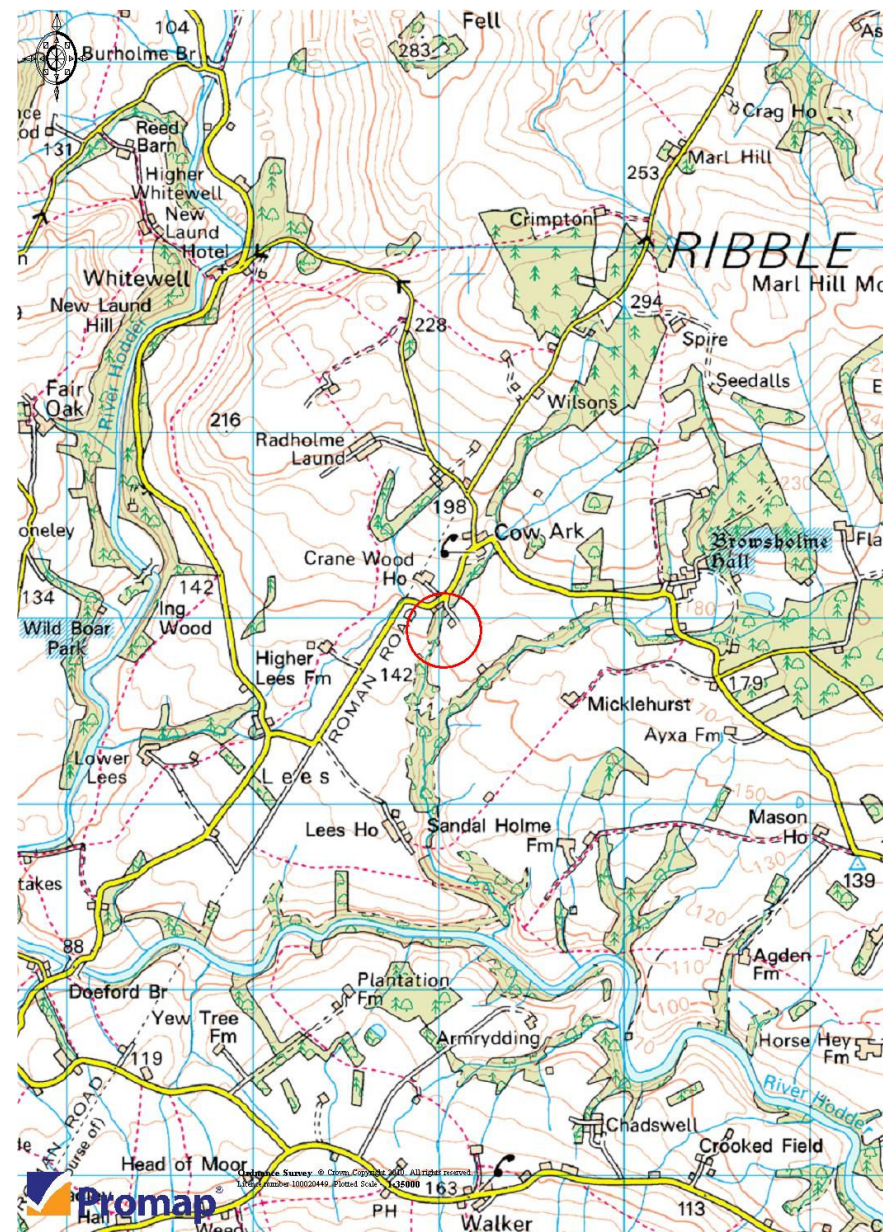
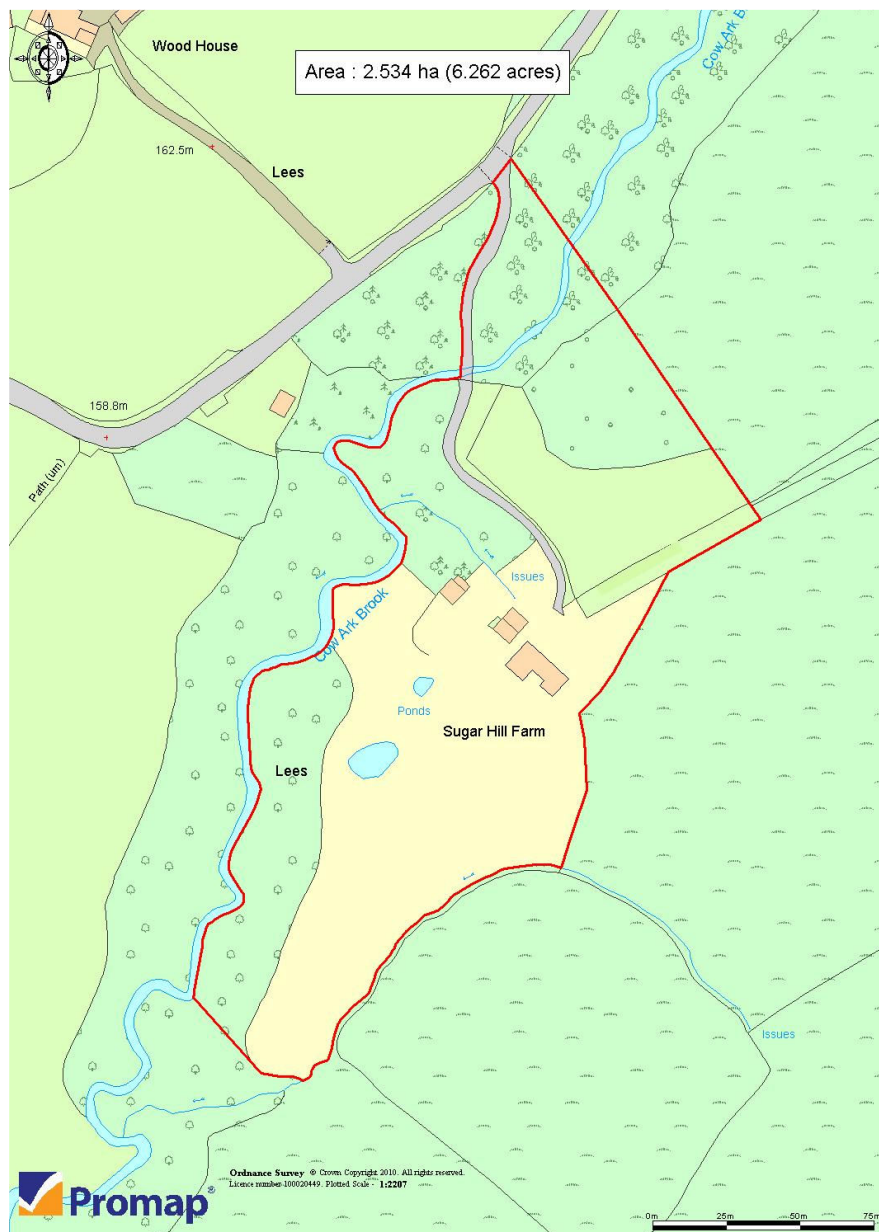


Ground Floor

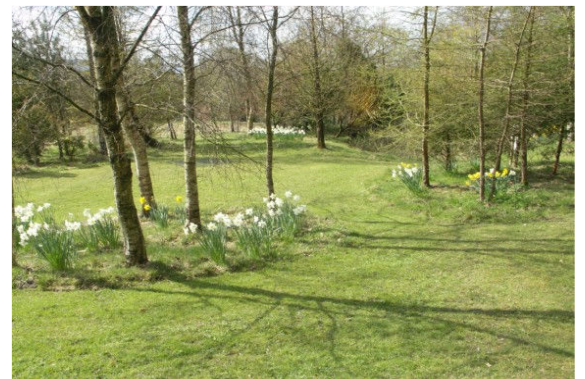


Outbuilding

Proposed
Ground
Floor
Extension



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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01200 42 41 42 www.mswhewetsons.co.uk
MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG