



# Laneside Farm

Wigglesworth | BD23 4SL

MSW HEWETSONS



# Laneside Farm

Guide Price of £750,000

Wigglesworth | BD23 4SL

A 17<sup>TH</sup> CENTURY GRADE II LISTED, TRADITIONAL DETACHED STONE FARMSTEAD WHICH HAS BEEN SIGNIFICANTLY EXTENDED AND IMPROVED, OFFERING WELL-PROPORTIONED ACCOMMODATION WITH STABLING AND LAND OF APPROXIMATELY EIGHT ACRES IN ALL WITH THE BENEFIT OF AN

## **PRINCIPAL HOUSE**

### **Reception Hallway**

Sealed unit double-glazed hardwood window to front elevation, stone flagged floor, single panel central heating radiator, corner mock stone fire, beam ceiling.

### **Inner Hallway**

### **Utility Room**

Fitted base and wall units, ceramic tiled walls and floors, single drainer sink unit with mixer tap, plumbed for automatic washing machine.

### **Farmhouse/Breakfast Kitchen**

Range of fitted pitch pine base and wall units with complimentary timber and black granite laminate work surfaces. Single drainer sink with mixer tap. Built in oil fired 'Aga' with tile splash backs providing cooking and hot water to one section of the house.

Beamed ceiling and stable timber boost with peninsula breakfast bar, sealed unit double-glazed hardwood windows to rear elevation, low voltage spotlighting. Single panel central heating radiator.

### **Rear Porch**

Ceramic tile floors, sealed unit double-glazed stable door and side window.

### **Snug/Family Room**

Hardwood timber windows to three elevations, multi-fuel "Clearview" stove set in handmade red brick surround and tiled hearth, electric skirting heating, beamed ceiling, side doorway. Feature handmade brick display alcove.

### **Staircase Hallway**

Original stone mullion window with timber single-glazing to rear elevation, timber beamed and trussed ceiling.

### **Wine Storage Cupboard.**

### **Side Conservatory Porch**

Single-glazed timber window, separate cloaks with wash hand basin and low level WC.

### **Sitting Room**

Very attractive large open sitting room with feature archway. Timber sash windows to front elevation, timbered glazed front doorway. Six single panelled central heating radiators, two double panelled central heating radiators. Feature timber mantled fireplace with stone back and "Clearview" multi-fuel stove. Built in timber leaded wall cupboards and book shelves. Delft plate rack..

### **First Floor**

High quality curved, solid Oak spindle staircase leading to first floor accommodation with skirting courtesy lights.

### **Landing**

Open landing with solid Oak panelling and balustrade, sealed unit double-glazed timber window to rear elevation. Solid Oak skirtings and architraves.

### **Bedroom One – Master Suite**

Sealed unit double-glazed timber window to rear elevation, beamed ceiling, fitted oak skirtings, free standing Oak bedroom furniture.

### **En-suite Bathroom**

Containing panel bath in feature archway, wash hand basin in vanity unit, low level WC, chromed radiator towel rail.

### **Dressing Room**

Three sealed unit double-glazed hardwood windows to front elevation, two single panelled central heating radiators. Range of high quality Oak bedroom furniture by 'Brian Ramwell' of Ingleton, including full size wardrobe, drawers and vanity unit.

# Particulars of sale

## Inner Landing

### Guest Bedroom Two

Sealed unit timber double-glazed windows to three elevations with French doors leading to stone and timbered patio. Delft plate rail, timber beamed ceiling.

### En-Suite Bathroom

Containing three piece suite comprising panel bath with antique style brass mixer tap, shower fitment, pedestal wash hand basin, low level WC, half ceramic tile walls, single panel central heating radiator, extractor fan.

### Bedroom Three

Timber sash window to front elevation, two single panel radiators and a range of fitted bedroom furniture including wardrobes, cupboards and vanity area.

### Bedroom Four

Timber sash window to front elevation, range of fitted double wardrobes including airing cupboard, one single panel central heating radiator.

### House Bathroom

Containing four piece suite comprising large Spa corner bath with shower fitment, corner 'Corian' wash hand basin with adjoining vanity area. Low level WC. Large corner shower fitment with 'Grohe' power body shower with hand fitment, travertine marble walls and floors with mini travertine marble tiles to shower with built in mirror. Low voltage spotlighting to ceiling, sealed unit double-glazed timber window to rear elevation.

### Workshop/Boiler Room

Access from either the utility room or the front of the property. Oak stable door to front elevation, fitted shelving storage 'Worcester' floor mounted oil boiler providing central

heating and domestic hot water.

### First Floor

Return timber staircase leading to:

### Den

Great den providing office space or hobby rooms with original timber trussed barn beams, sealed unit double-glazed timber window to rear elevation. Two single panel central heating radiators.

## THE COTTAGE

Adjoining two double bedroom Cottage which could be used as extra accommodation or as a teenager or dependent relative annexe or, subject to planning permission, a possible holiday let. Double glazed, Hardwood windows throughout.

### Reception Hallway

Original barn opening with hard wood sealed unit double-glazed feature window and entrance door, exposed stone work, timber balustrade staircase leading to first floor accommodation. Electric night storage heater.

### Sitting Room

Sealed unit double-glazed timber windows to side and rear elevation, separate hard wood sealed unit double-glazed stable door leading to rear garden areas. Stone arch fireplace (no flue installed), two electric night storage heaters.

### Kitchen

Range of limed oak base and wall units with complimentary work surfaces and splash backs, built in ceramic hob, microwave and electric oven, plumbed for automatic washing machine, built in dishwasher, sealed unit double-glazed hard wood windows to gable and front elevation, night storage heater.

### Cloaks

Pedestal wash hand basin, low level WC. Under Stairs Storage.

### First Floor

### Landing

Open landing with timber balustrade,

mezzanine landing offering display, storage or small study/work area. Night storage heater.

### Bedroom One

Sealed unit double-glazed timber windows to side and inner gable to rear elevation. Wall mounted convector heater.

### En-suite Bathroom

Containing three piece suite comprising hand grip panel bath, pedestal wash hand basin, low level WC, ceramic tiled walls, sealed unit double-glazed timber window, extractor fan.

### Bedroom Two

Sealed unit double-glazed timber window to front elevation, timber beam ceiling, wall mounted electric convector heater.

### House Shower Room

Containing three piece suite comprising 'Myra' electric shower with cabinet, low level WC, pedestal wash hand basin, travertine marble tiled walls and floors, sealed unit double-glazed timber window to rear elevation, chromed radiator towel rail, extractor fan, spotlighting.

### Airing Cupboard

With cylinder and immersion heater and linen storage shelving.

### External

### Entrance

The property is approached via double timber gates to a large paved parking area. There are attractive lawned garden areas to both front and side elevations, mostly laid to lawns but with mature shrubs and trees, separate paved area and drive leading to equestrian facilities.

### Stabling

The property has a range of high quality timber stables with light, power and water installed. The stables comprise four stable boxes, separate feed store, tack room, double car-port. Separate lockable garage, separate fuel store and separate tool store.

### Yard

Good sized tarmacadam and concrete yard

with timber fencing.

### Land

The property is approximately seven acres plus one acre of gardens and curtilage to the main house and stables and there are separate, adjoining paddocks. This is good flat land which has been separated into three blocks and has been drained with separate water trough installed.

### Kennelling

Separate kennel block and a dog paddock.

### Services

Mains electricity, mains water. Sewerage to two separate sewerage facilities due to the fall of the land.

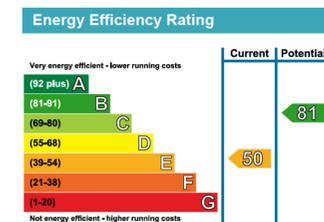
### Tenure

The property is leasehold which was created for 2000 years in the 18th century, the vendors are not aware of the leaseholders' identity, nor have they ever paid any sort of ground rent.

### Council Tax

Band G payable to Ribble Valley Borough Council.

**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.



# Laneside Farm

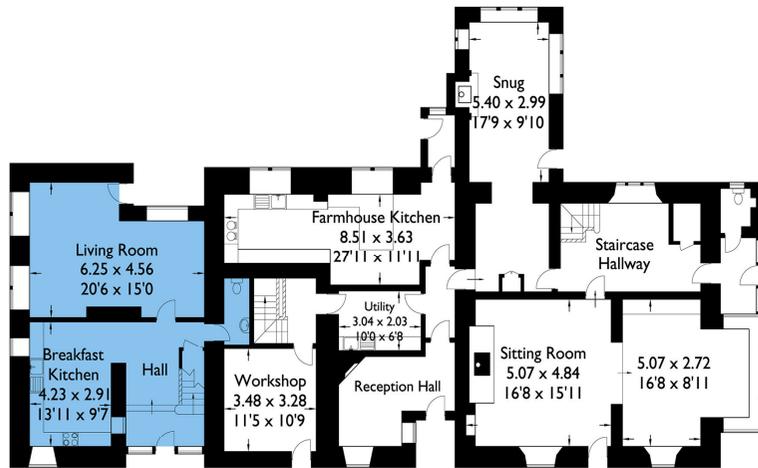
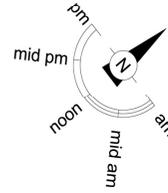
Approximate Gross Internal Area : 329.40 sq m / 3545.63 sq ft

Cottage : 110.70 sq m / 1191.56 sq ft

Outbuildings : 177.00 sq m / 1905.21 sq ft

Total : 617.10 sq m / 6642.40 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.



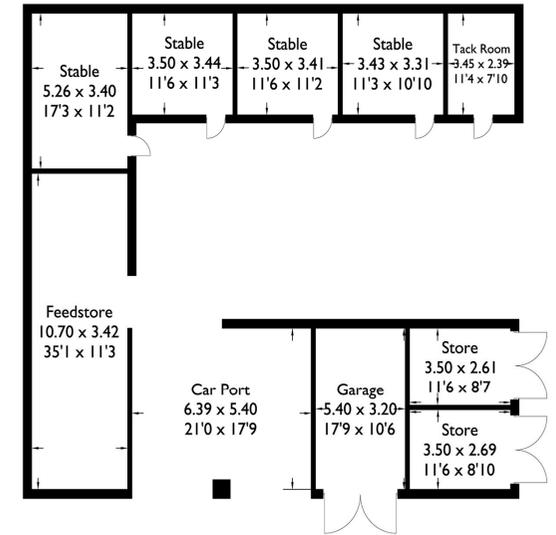
Cottage  
Ground Floor

Main House  
Ground Floor



Cottage  
First Floor

Main House  
First Floor



Outbuildings

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.





THE COTTAGE





**MSW HEWETSONS**

01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)  
MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG