



Hackings Farmhouse

Whins Lane | Simonstone | BB12 7QR

MSW HEWETSONS



Hackings Farmhouse

Guide Price of £699,950

Whins Lane | Simonstone
BB12 7QR

A detached period stone built farmhouse set in approximately a quarter of an acre with uninterrupted south facing aspects towards Hambledon Hill. Approached from Whins Lane via a private gated entrance, leading to a detached double garage, along with parking for additional vehicles, beautifully maintained gardens laid mainly to lawn and mature flower beds.

Hackings Farmhouse enjoys a private and peaceful outlook across well managed undulating farmland and provides excellent family living accommodation with many original period features. Whilst located in this semi-rural position, the property is

Ground Floor

Entrance Vestibule

With hardwood entrance door and York stone flagged floor.

Entrance Hallway

With York stone flagged floor, central heating radiator, exposed stone to wall with central archway leading to the lounge.

Lounge

With solid floor, double central heating radiator, pitch pine beamed ceiling, exposed stone to one wall, front four panelled mullion window, two side double mullion windows, feature natural stone fireplace with pitch pine mantle over and Baxi grated open fireplace, stone flagged hearth, television point, four wall light points.

Study

With double mullion window, central heating radiator, wall light point, telephone point, arch

stone wall to lounge.

Large store place area under stairs.

Back Hallway/Cloaks Area

With solid floor, central heating radiator, one wall light point.

Dining Room

With laminate floor, double central heating radiator, two wall light points, two illuminated niches with exposed oak lintels over, mullioned window to front, Inglenook stone fireplace with stone lintel over, serving hatch to kitchen with cupboard below, Georgian hardwood door, leading to conservatory.

Conservatory

uPVC conservatory with ceramic tiled floor, double French opening doors to garden, double central heating radiator, Kay glass ceiling and windows, two wall light points.

Rear Vestibule/Boot Room

With Karndean floor, half-tiled walls and external Georgian hardwood door.

Cloakroom

With two piece suite comprising low suite close coupled wc, built-in vanity wash hand basin, Karndean floor, window, fully tiled walls, central heating radiator.

Dining Kitchen

Range of bespoke farmhouse style kitchen units in solid ash with laminate working surfaces. Three panelled mullion window with views to Hambledon Hill, side transom window, fitted two oven oil fired Aga (heats the hot water system), electric fan oven, ducted extractor fan, single drainer 1½ bowl sink unit, plumbed and drained for automatic dishwasher, Karndean floor, clothes airer, eyeball lighting.

Particulars of sale

Utility Room

With external hardwood door, Worcester oil fired central heating boiler, single drainer stainless steel sink unit with tiled splashback, plumbed for automatic washing machine, Karndean floor.

Larder

With Karndean floor, stone keeping slabs, fixture wall cupboards.

Staircase

Feature Break Staircase from Entrance Hallway to first floor with pitch pine newel posts and turn balustrade, window.

First Floor

Landing with central heating radiator, mullion window, beamed ceiling and drop down ladder for access to a boarded loft storage area.

Master Bedroom

Four panelled mullion window to front, side mullioned window, central heating radiator, beamed ceiling, fitted floor to ceiling wardrobe units to two walls and fitted separate dressing table unit.

En-suite Bathroom

Three piece suite comprising corner bath with shower wand, built-in vanity wash hand basin, close coupled low suite WC, Moduleo floor, central heating radiator, beamed ceiling, mullioned window, extractor fan, electric wall heater, full length linen cupboard.

Bedroom Four

Three panelled mullion window, central heating radiator, fitted wardrobe with sliding doors, beamed ceiling.

WC

Separate low suite WC with double mullioned window, beamed ceiling.

L-shaped Inner Landing

Double mullioned window, central heating radiator, exposed oak beam, walk-in linen cupboard.

House Bathroom

Three piece suite comprising corner bath, vanity wash hand basin, shower cubicle with rain head shower and separate shower wand, Moduleo floor, double central heating radiator, part tiled walls, exposed oak beam, electric shaver point, electric three bar wall heater, double mullioned window.

Bedroom Three

Exposed oak beam, two double mullioned windows, two central heating radiators, fitted wardrobes to one wall with storage cupboards over.

Bedroom Two

Central heating radiator, three panelled mullioned window, fitted wardrobe to one wall, beamed ceiling, airing cupboard with hot water cylinder, fitted electric immersion heater.

External

The property lies in gardens of approximately

a quarter of an acre with open fields to both front and side.

A tarmac driveway with entrance gate leads to a turn-round area with additional parking and leading to a generous detached double garage with electrically operated up-and-over door, electric light and power, fitted storage cupboards.

The garden is easily maintainable as mainly laid to lawn with well stocked borders with surrounding laurel hedge.

There is also an aluminium greenhouse, two fuel bunkers, log store, oil storage tank, external lighting and water supply.

Tenure

Freehold tenure and free from chief rent

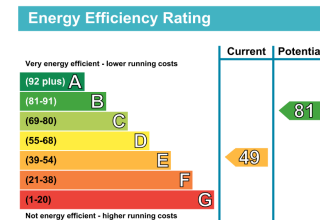
Services

Mains electricity, mains water, sewage to two chamber septic tank, oil fired central heating, sealed unit double glazing in uPVC frames throughout.

Council Tax

Ribble Valley - Band G

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.

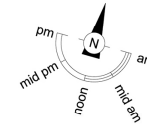


Hackings Farmhouse

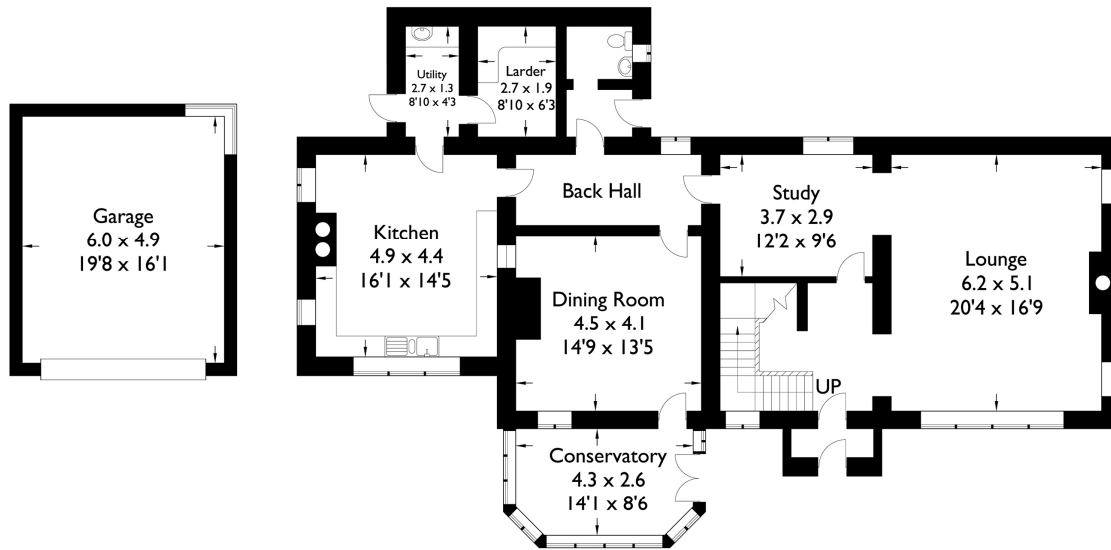
Approximate Gross Internal Area : 255.87 sq m / 2754.16 sq ft

Garage : 29.40 sq m / 316.45 sq ft

Total : 285.27 sq m / 3070.62 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.



Garage

Ground Floor



First Floor

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.







MSW HEWETSONS

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