



Higher Chipping House

Cutler Lane | Chipping | Preston | Lancashire | PR3 2SY



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Guide Price of £800,000

Cutter Lane | Chipping
Preston | PR3 2SY

A beautiful detached Georgian Grade II listed property set in a stunning secluded position with exceptional grounds and adjacent land, paddock and outbuildings. Many original features including mullioned windows, fireplaces, architraves and beamed ceilings.

Construction

Constructed of coursed watershot sandstone with pitched slate roof supported on timber.

Accommodation

Ground Floor Reception Hallway

Traditional pitched pine entrance door with brass handles and furnishings. Stone flagged floor. Double panel central heating radiator. Low voltage spotlighting to ceiling.

Understairs store

With fitted shelving.

Drawing Room

Through drawing room (originally two rooms). Single glazed timber sash window to front elevation with window shutters and timber panelled window seat beneath. Stone mullioned triple multi paned single glazed timber windows to rear elevation. Traditional stone carved fireplace with cast iron insert basket fireplace with tiled hearth.

Sitting Room

Original timber spectacular large 19th Century fireplace said to have come from Wyreside Tower, having an elliptical arch with fluted keystone,

fluted pilasters, and cornice with recessed log burning stove on raised stone hearth. Stone flagged floor, single glazed timber sash window with window shutters and panelled window seat to front elevation. Double panel central heating radiator. Low voltage spotlighting to ceiling.

Snug Room

Original stone 'Inglenook' style recessed fireplace with 'Turnberry' cast iron multi fuel stove set on raised stone hearth. Built in timber book shelving and cupboard. Stone mullioned single glazed multi paned timber window to rear elevation, double panel central heating radiator, sealed unit double glazed multi paned timber door to rear elevation. Low voltage spot lighting to ceiling.

Cloaks

Containing two piece suite by 'Vernon Tutbury' comprising pedestal wash hand basin, low level WC. Single glazed timber stone mullioned window to rear elevation, double panel central heating radiator, extractor fan, low voltage spotlighting to ceiling, electric cupboard.

Dining Kitchen

Large dining kitchen with range of high quality fitted kitchen furniture including base

and wall units with complimentary black 'Corian' worksurfaces. Belfast sink with side sink and drainer with brushed stainless steel mixer tap. Built in 'Leisure' five ring ceramic hob and electric oven with 'Rangemaster' extractor hood above. Island preparation unit with oak timber block work surface. Built in wine racks and fitted drawers. Built in 'CDA' dishwasher, timber beamed ceiling, low voltage spotlighting to ceiling. Stone mullioned timber single glazed windows to front and gable elevation, sealed unit double glazed timber French doors leading to side patio and gardens. Ceramic tiled flooring with underfloor electric heating system.

Utility

Single drainer stainless steel sink unit with chromed mixer tap plumbed for automatic washing machine and tumble dryer, slate floor, double panel central heating radiator, single glazed timber window to rear elevation.

First Floor

Staircase

Traditional timber staircase with half landing with pine newel posts and handrail.

Single transom full drop stone widow with decorative etched glass insert.

Particulars of sale

Main Landing

Open main landing with return staircase to second floor.

Master Bedroom

Single glazed timber sash window to front elevation with timber shutters and panel window seat. Double panel central heating radiator. Beamed ceiling.

En Suite Bathroom

Four steps leading down from bedroom containing four piece suite comprising roll top bath with ball and claw feet with chrome floor mounted hot and cold taps. Pedestal wash hand basin, low level WC, full walk in glass sided wet room shower with wall mounted chromed head shower and body shower fitment. Full wall fitted wardrobes, double panel central heating radiator, single glazed stone mullion windows to gable and front elevations. Floor mounted chromed radiator towel rail. Ceramic tiled floors and walls, low voltage spotlighting to ceiling.

Bedroom Two

Single glazed timber sash windows with timber shutters and panelled window seat, original wall mounted wash hand basin with brass taps. Original stone fireplace with basket hearth, double and single panel central heating radiators.

Bedroom Three

Single glazed timber stone mullioned window to rear elevation, double panel central heating radiator, beamed ceiling.

Bedroom Four

Single glazed timber stone mullioned window to rear elevation, double panel central heating radiator, beamed ceiling.

En Suite Bathroom

Three steps down from bedroom containing four piece suite comprising handle grip panel bath, pedestal wash hand basin, low level WC, glass sided walk in shower, wall mounted traditional brass shower fitment, ceramic tiled wall and floor, low voltage spotlighting to ceiling, single glazed timber stone mullioned window to front and rear elevation, double panel central heating radiator, beamed ceiling.

House Shower Room

Containing three piece suite comprising semi-circular sliding glass shower with 'Triton' electric fitment, pedestal wash hand basin, low level WC, half ceramic tiled walls. Single glazed timber sash window to front elevation with timber shutters.

Second Floor Staircase

Traditional return staircase with timber spindles and handrail.

Landing

Open landing area, double panel central heating radiator, sky light.

Attic Occasional Bedroom Five

Timbered small window to gable elevation, double glazed sky light, access to roof void storage, single panel central radiator.

En Suite Shower Room

Containing three piece suite comprising circular corner shower with wall mounted fitment, pedestal wash hand basin, Low level WC, part ceramic tiled walls, low voltage spotlighting to ceiling.

Attic Occasional Bedroom Six

Small sash window to gable elevation, double glazed sky light, double panel central heating radiator, two timber doorways to access roof void storage. Original timber truss roof members.

En Suite Shower Room

Containing a corner shower cubicle, pedestal wash hand basin, low level WC, part ceramic tiled walls, low voltage spotlighting to ceiling, chromed radiator towel rail.

External Entrance

The property is approached through a timber five bar gate to a sweeping driveway with ample parking and turning areas.

Stables/Garage

Double car port garage with adjoining double stables. Lock and timber loose box stable.

Bothy/Shippon

Original stone and slate two storey bothy or shippon with timber stock booses at ground floor level and storage at first floor level. Presently used as garden storage but could be converted to a studio, workshop or home office.

Gardens

The principal gardens to the property lie to the front and west elevations which are mainly laid to lawns with mature floral borders and stone patio areas adjacent to the main house. There is a detached stone garden store.

Small lawned garden area to the front of the house adjacent to the main road.

Paddock

West beyond the main gardens is a separate paddock area suitable for a pony or sheep with numerous mature trees, stone wall between gardens and paddock.

Woodland

To the front south elevation beyond the stone wall to the front garden is Chipping Beck, the woodland and coppice beyond this to the main highway are included within the sale.

Acreage

The property including gardens, paddock, curtilage and woodland is 2.79 acres

Services

Mains electricity, mains water, oil fired central heating and domestic hot water.

Planning

The property is Grade II listed and therefore no EPC requirement.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Ribbles Valley Borough Council

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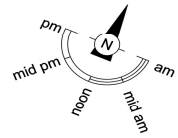
Higher Chipping House

Approximate Gross Internal Area : 305.13 sq m / 3284.39 sq ft

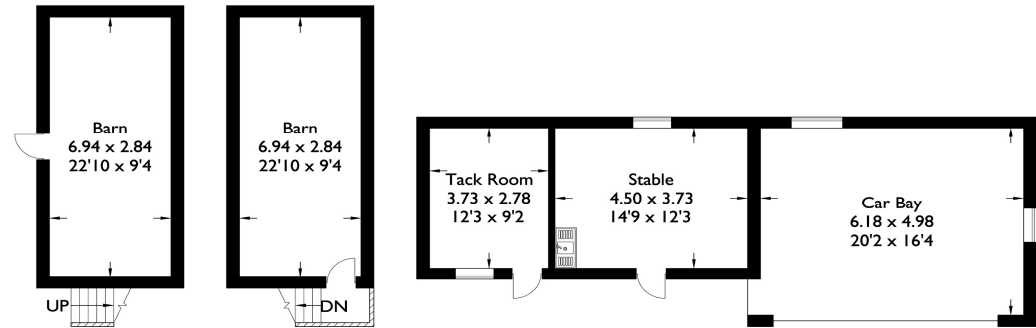
Barn : 39.40 sq m / 424.09 sq ft

Outbuilding : 59.45 sq m / 639.91 sq ft

Total : 403.98 sq m / 4348.40 sq ft



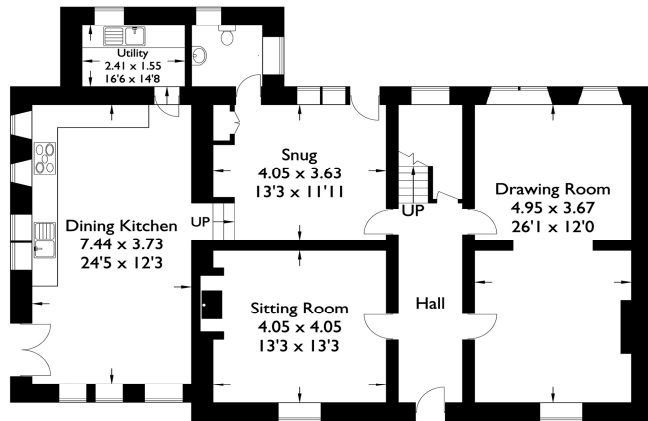
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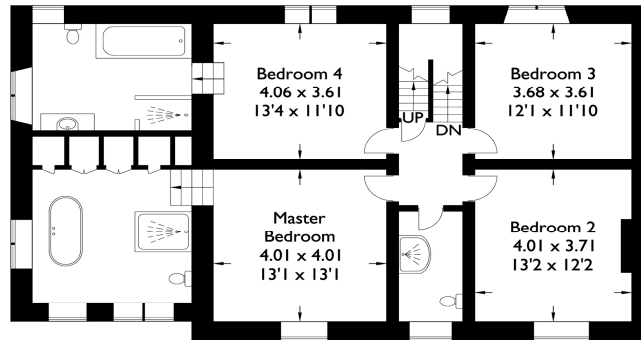
Barn

Barn

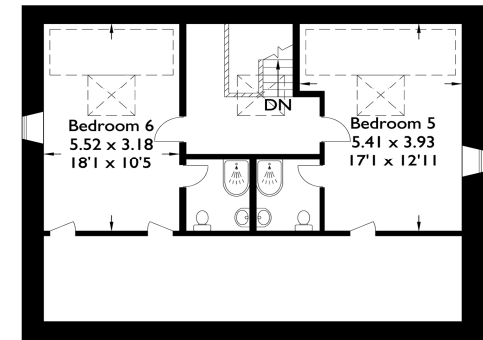
Outbuilding



Ground Floor

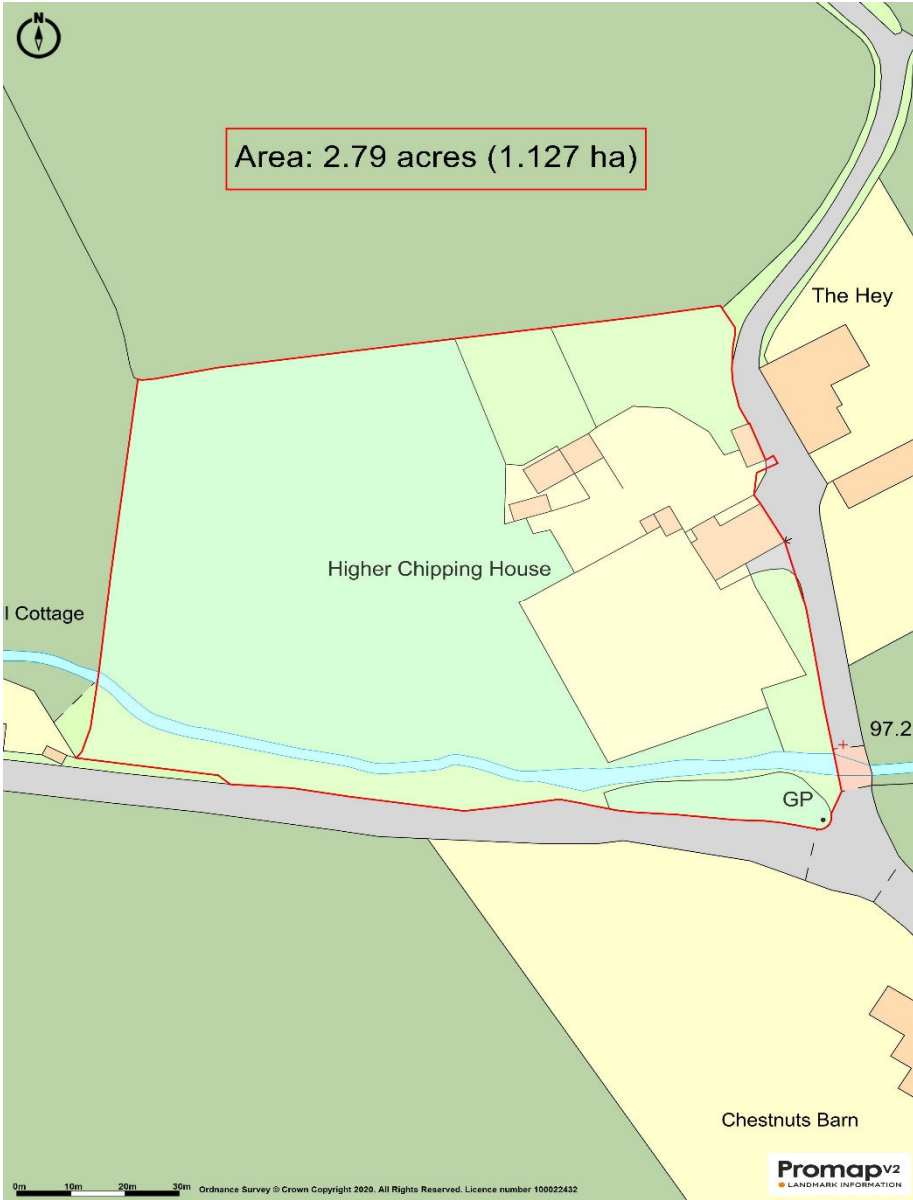


First Floor



Second Floor

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