



Long Acre

Standen Hey | Whalley Road | Pendleton | BB7 1PP

MSW HEWETSONS



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Guide Price of £1,200,000

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Pendleton | Clitheroe
Lancashire | BB7 1PP

A distinctive detached period house, ideally located in a private rural setting with long-distance open views to all sides, yet within a few minutes' drive of Clitheroe town centre or access back to the A59 with easy commuting to the main business centres of the northwest. With beautiful immaculately attended garden areas, outstanding architectural features, the property has recently been significantly improved by the present owners with the installation of high-quality fixtures and fittings and beautiful decoration. With well-planned family accommodation laid out over three floors.

Construction

The property which originally dates back to circa 1930, constructed of brick with tiled upper elevations and a tiled roof.

All interior doors to the property are either original high quality oak panelled doors or newly installed matching high quality replacement doors with feature brass art deco furnishings.

Accommodation comprising Ground Floor

Reception Hallway

Traditional oak panelled entrance door with bullseye window, 'Travertine' tiled flooring with underfloor heating, high stand traditional style radiators, under stairs storage with cloaks hanging.

Cloak Room

Containing low level w.c, pedestal wash hand basin, ceramic tiled walls and flooring, leaded double glazed window, service cupboard.

Sitting Room

A beautiful light room with feature bow window with stone mullions to rear elevation with lovely

views to extensive rear garden areas. There are further windows to front, gable and either side of chimney breast all upvc leaded and double glazed. 'Chesneys Burlington' limestone fireplace and 'Chesneys Beaumont' stove. Three double panel central heating radiators, coved ceiling.

Snug Room

Upvc double glazed leaded French doors leading to rear patio and gardens. Upvc double glazed side windows. Feature arched fireplace with raised dog grate with living coal effect fire. Two double panel central heating radiators, coved ceiling.

Dining Room

Upvc double glazed stone mullioned picture window to rear elevation, 'Travertine' tiled floor with underfloor heating, coved ceiling, low voltage spotlighting to ceiling. Marble 'Adams' style fireplace with living log effect, glass fronted fire.

Archway leading to – Bar

Fantastic original oak bar with solid brass hand rail and foot rest. Feature arched drinks cabinet

and built in fridge. French doors leading to patio and garden areas.

Breakfast Kitchen

Superb 'Siematic' kitchen with high quality units including "Corian" sink and drainer and work surfaces. Built in wine cabinet, 'Neff' ceramic induction hob with concealed power column, built in fridges and freezer, 'Neff' high level microwave and separate fan assisted oven, suspended canopy ceiling above island unit with brushed steel 'Neff' extractor fan with illumination. Built in 'Neff' dishwasher. Norstone feature wall with double glazed window back to side hallway. Low voltage spotlighting to ceiling, 'travertine' floor with under floor heating, traditional high stand radiator.

Side Hallway

'Travertine' tiled floor, single panel central heating radiator.

Garage

Integral double garage with electrically operated double up and over doors, stainless steel sink unit. To the rear of the garage is a separate partitioned area for garden storage with upvc double glazed leaded window to rear elevation and double panelled timber doors.

Particulars of sale

Utility Room

Twin gas fired boilers provided central heating and domestic hot water, upvc double glazed leaded windows to rear and gable elevations, single panel central heating radiator, sink drainer stainless steel sink unit, plumbed for washing machine, timber rear door.

Store Room One

Fitted shelving.

Cloak Room

Low level w.c, bracket wash hand basin, single panel central heating radiator.

First Floor (Main House)

Staircase

Traditional timber staircase with solid timber newel posts, handrails and spindles.

Half Landing

Feature double glazed leaded bow window.

Landing

Open landing area with two single panel central heating radiators.

Master Bedroom

Lovely light bedroom with feature upvc double glazed window/door with fabulous long distance views to the private grounds and countryside beyond. Twin double glazed leaded windows to front elevation. Range of full wall timber wardrobes, cupboards and bedside cabinets. High stand traditional radiator.

En Suite Shower Room

Recently installed high quality ensuite shower room comprising high volume rain shower fitment, separate body shower with glazed screen. Twin wash hand basins set on double vanity unit, low level w.c, feature ceramic tiled wall, wall mounted radiator towel rail, upvc double glazed window, underfloor heating.

Dressing Room

Upvc leaded double glazed window to front elevation, built in wardrobes and cupboards, double panel central heating radiator.

Bedroom Two

Upvc double glazed leaded window/door, built in high quality wardrobes with knee hole dressing area, matching bedside cabinets, coved ceiling, single panel central heating radiator.

Bedroom Three

Upvc double glazed leaded window to front and gable elevations, built in wardrobes and cupboards.

Bedroom Four

Upvc double glazed leaded twin windows to front elevation, upvc doubled glazed window to gable elevation, single panel central heating radiator, fitted wardrobes and cupboards.

House Bathroom

Three piece suite comprising corner bath, wash hand basin on vanity unit, large walk in shower with body jets, upvc double glazed window to front and gable elevations, single panel central heating radiator, spotlighting to ceiling.

W.C

Separate w.c, upvc double glazed leaded window to front elevation, single panel central heating radiator, coved ceiling, low voltage spotlighting.

Second Floor

Traditional return staircase with timber balustrade. Fitted cupboards, feature double glazed leaded diamond set window to front elevation.

Cinema Room

Superb cinema room with ceiling mounted cinema projector with electrically operated down screen, range of glass fronted cabinets and

wardrobes, upvc double glazed leaded windows to both front and rear elevations, single panel central heating radiator, low voltage spotlighting to ceiling, fully integrated sound system. Access to eaves storage.

Bedroom Five

Upvc double glazed leaded window to front elevation, single panel central heating radiator. Walk in storage cupboard also to gain access to eaves storage.

Home Office

Upvc double glazed leaded window to front elevation, single panel central heating radiator, built in cabinets, cupboards and desk area. Double panel central heating radiator, ceiling lighting, eaves storage access.

Second Floor – Annexe

Above the garage is a separate annexe which could be utilised as a further bedroom accommodation, a children's play area or a gym. Upvc double glazed leaded windows to front, rear and gable elevations, low voltage spotlighting, two double panel central heating radiators, eaves storage access.

Cloak Room

Containing bracket wash hand basin, low level w.c, single panel central heating radiator, extractor fan.

Shower Room

Ceramic tiled walls and floors, shower cubicle with electric shower fitment, single panel central heating radiator.

External

Entrance

The property has a double drive in & drive out with electrically operated twin timber entrance gates.

Gardens

Beautiful lawned formal gardens to front with mature shrubs, planting and boundary trees. Mature beech hedge to west boundary and newly installed timber fencing to the east boundary.

Rear Gardens

The property has superb gardens to the rear elevation with mature beech hedge to the west elevation and timber fencing to the east elevation. Beautifully tended open lawns and mature evergreen trees, timber decking area, timber garden house, stone flagged patio and barbeque areas.

Services

Mains electricity, mains water, mains gas, septic tank.

Council Tax

Band H payable to Ribble Valley Borough Council.

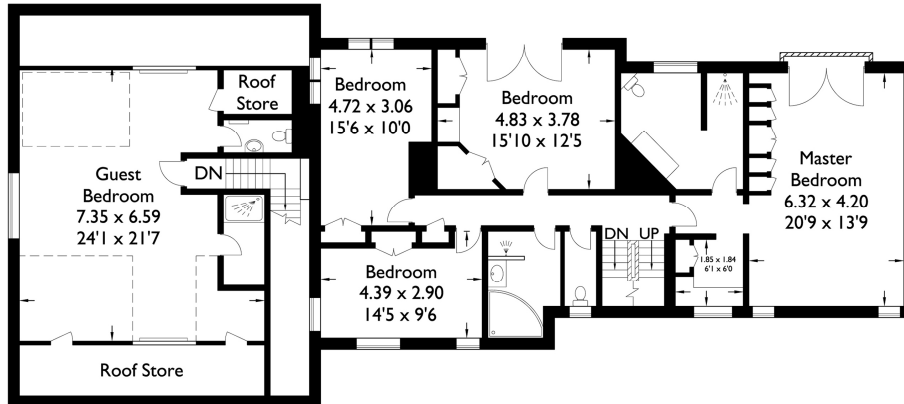
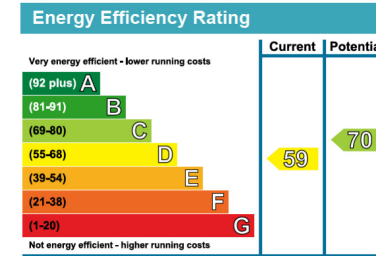
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Long Acre

Approximate Gross Internal Area : 402.52 sq m / 4332.68 sq ft

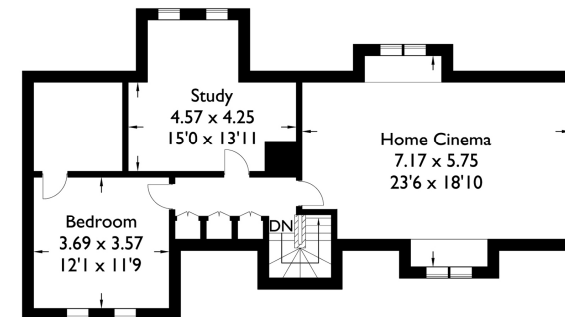
Garage : 57.73 sq m / 621.40 sq ft

Total : 460.25 sq m / 4954.09 sq ft

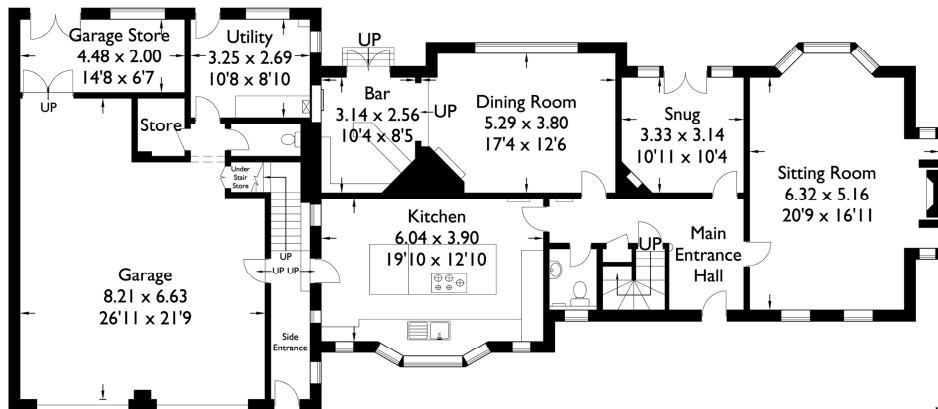


First Floor

----- Restricted Head Height



Second Floor



Ground Floor

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.







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