



# Little Hague House

Old Stone Trough Lane | Kelbrook | Barnoldswick | BB18 6LW

MSW HEWETSONS





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Guide Price of £400,000

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Barnoldswick | Lancashire | BB18 6LW

Situated in a quiet rural position adjacent to open countryside yet within a few minutes' drive of the A56 giving access to the M65 and the main business centres of the North-West but also accessible to the Ribble Valley and Yorkshire Dales. The property has great character with an exceptional garden and well-planned accommodation with a large double conservatory. The property does require some upgrading offering new owners the potential to establish their own style and finish.

## Construction

The property is constructed of stonework with pitch slate roof supported on timber.

## Accommodation

### Ground Floor

#### Entrance Porch

Timber panelled entrance door, stone flagged floor, single glazed timber window to front elevation. Cloaks hanging.

#### Reception Hallway

Stone mullioned secondary double glazed timber window to front elevation, double panel central heating radiator, oak parquet floor, oak beamed ceiling, understairs storage.

## Cloaks

Containing two piece suite comprising corner pedestal wash hand basin, low level wc, oak parquet floor, half timber panelled walls, single glazed timber window to front elevation. Service and storage cupboard.

## Breakfast Kitchen

Range of fitted base and wall units. Single drainer stainless steel sink unit with chrome mixer tap. Plumbed for dishwasher, built in 'Format' hob and cooker with copper extractor hood over. Diamond set ceramic tiled floor, double panel central heating radiator, single glazed timber window to garden conservatory. Low voltage spotlighting to ceiling.

## Utility

Fitted base and wall units, diamond set ceramic tiled flooring, double panel central heating radiator.

## Sitting Room

'Adams' style timber fireplace with cast iron basket fire and marble hearth. A secondary single glazed timber window to front elevation, double timber French doors leading to dining conservatory. Built in bookshelf in niche, double panel central heating radiator.

## Dining Conservatory

Ceramic tiled floor, stone and Upvc double glazed side windows and roof, two double panel central heating radiators, doorway leading to garden conservatory.

# Particulars of sale

## Garden Conservatory

Stone and Upvc double glazed conservatory, double panel central heating radiator, 'Karndean' parquet style flooring.

## Rear Porch

Fitted book shelving, ceramic tiled floor, garden store with fitted shelving.

## Integral Garage

Attached integral garage with electrically operated roller shutter door, fitted shelving, Upvc twin double glazed windows to gable elevation. Floor mounted oil boiler providing central heating and domestic hot water.

## First Floor

### Staircase

Traditional return staircase with timber balustrade and spindles.

## Half Landing

## Main Landing

Open landing with Upvc double glazed window to front elevation, double panel central heating radiator, beamed ceiling with spotlighting.

## Bedroom One

Upvc stone mullioned window to front elevation, double panel central heating radiator, coved ceiling.

## En Suite Shower Room

Large corner shower cubicle with wall mounted fitment, pedestal wash hand basin, low level wc, Upvc double glazed window to front elevation, double panelled central heating radiator, partly ceramic tiled walls.

## Bedroom Two

Upvc double glazed stone mullioned window to front elevation, double panel central heating radiator, built in wardrobes.

## Boxroom/Dressing Room

Upvc double glazed window to front elevation, fitted cloaks hanging, single panel central heating radiator.

## House Bathroom

Containing three piece suite comprising handle grip panel bath with shower fitment over, wash hand basin in vanity unit, low level wc, Upvc double glazed window to rear elevation, single panel central heating radiator. Airing cupboard containing cylinder with emersion.

## External

The property is approached via a private metalled driveway with a tarmacadam parking and turning area to the front.

## Parking

To the side of the property through a

timber five bar gate is an open tarmacadam parking and turning area and timber garden shed.

## Gardens

The property enjoys exceptional garden to the south elevation mainly laid to lawns with mature shrub borders and stone patio areas.

## Garden Store

To the rear of the garage is a garden storage area with oil storage tank.

## Services

Mains electricity, mains water, oil fired central heating and domestic hot water, sewerage to septic tank within the curtilage of the property.

## Tenure

The property is freehold with the benefit of vacant possession upon legal completion.

## Council Tax

Band E payable to Pendle 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.

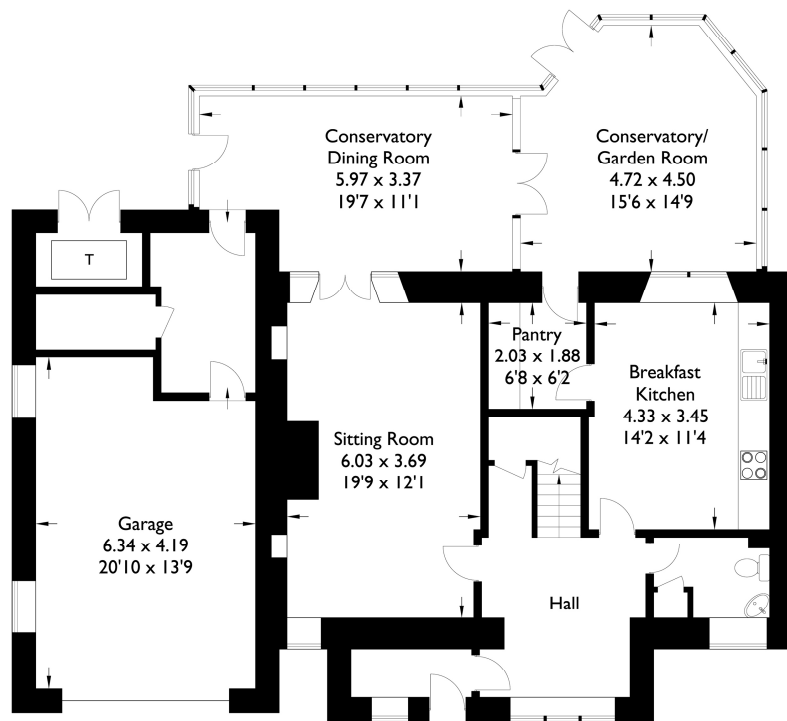


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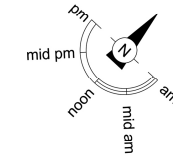
Approximate Gross Internal Area : 174.72 sq m / 1880.67 sq ft

Garage : 24.96 sq m / 268.66 sq ft

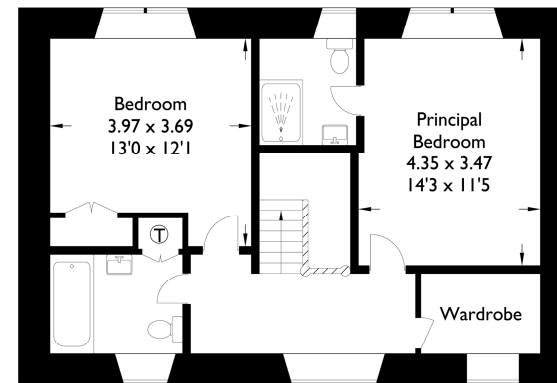
Total : 199.68 sq m / 2149.33 sq ft



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.



First Floor

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