



Thorn Platt Farm

Alston Lane | Alston | Preston | Lancashire | PR3 3BN

MSW HEWETSONS



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Guide Price of £945,000

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A detached stone period farmhouse situated in an enviable rural position with surrounding open views yet within a short distance of the M6 motorway making it commutable for the major business centres of the North-West.

The property has extensive family accommodation with six bedrooms and well-planned ground floor reception rooms. Set in mature private gardens including outbuildings and stables Thorn Platt Farm would make an ideal equestrian property with land extending to approximately 6 acres.

Construction

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

Ground Floor

Entrance Porch

Entrance porch with timber doorway, double glazed multi-pane window to either side.

Reception Hallway/Dining Room

Twin Upvc double glazed sash windows to front elevation. Fireplace with raise hearth and clear view stove, half timber panelled walls, double and single panel central heating radiator, coved ceiling. Low voltage spotlighting to ceiling. Oak parquet floor.

Drawing Room

Twin Upvc sash windows to front elevation with window seats. Upvc double glazed sash window to gable elevation with window seat. Simple 'Adam' style mahogany fireplace with flagged hearth and open grate. Coved ceiling, low voltage spotlighting to ceiling. Three

double panel central heating radiators beneath windows. Double timber panel doors leading from drawing room to;

Study

Double glazed timber window to gable elevation, double glazed multi-paned rear door. Fitted book shelving, built in cupboard, double panel central heating radiator.

Sitting Room

Double glazed timber window to rear elevation with window seat. Coved ceiling, low voltage spotlighting.

Store Room

Cloaks

Low level WC, bracket wash hand basin, single panel central heating radiator, oak parquet floor.

Inner Hallway

Timber glazed stable door leading to boot room, single glazed inner window.

Office

Double glazed timber window to front elevation, low voltage spotlighting to ceiling.

Boot Room

A spacious boot room, double glazed timber window to rear elevation, Upvc double glazed sash window and double glazed timber 'French' doors to side elevation. Half double glazed timber door leading to outside. Single panel central heating radiator. Range of fitted base units with large stainless steel sink with mixer tap. Wall mounted 'Vaillant' gas boiler providing central heating and domestic hot water, low voltage spotlighting to ceiling, coved ceiling.

Particulars of sale

Breakfast Kitchen

Range of fitted base and wall units with complimentary island unit with work surfaces and tiled splash backs. Stainless steel sink unit with drainer and chrome mixer tap. Royal blue enamel 'Aga' with gas supply. Twin Upvc double glazed windows to rear elevation with timber mantle. Timber double glazed window to front elevation, original stone 'Inglenook' style fireplace with clear view stove on raised pedestal.

Side Hallway/Utility

Timber double glazed window to front elevation, timber double glazed window to gable elevation, single glazed timber window to rear elevation. Double bowl stainless steel sink unit with drainer and mixer tap. Plumbed for automatic washing machine. 'Vaillant' wall mounted boiler supplying central heating. Double panel central heating radiators, original timber ceiling. Under stairs storage area.

First Floor

Main Staircase

The main staircase leads from the reception hallway with traditional timber spindle balustrade with sash window to front elevation.

Landing

Large open landing area with original timber trussed beamed ceiling. Sash window to front elevation, double panel central heating radiators.

Bedroom One (rear elevation)

Double glazed timber window to rear elevation with window seat. Coved ceiling, double panel central heating radiator.

En Suite Shower room

Containing walk in shower with glazed screen, pedestal wash hand basin, corner low level WC. Wall mounted chrome towel rail, original timber beamed ceiling. Extractor fan.

Bedroom Two (front elevation)

Upvc double glazed sash window to front elevation, fitted wardrobes, original timber beamed ceiling, double panel central heating radiator.

En Suite Shower Room

Containing three piece suite comprising shower cubicle, pedestal wash hand basin with tiled splash backs and mirror, corner low level WC, chrome radiator towel rail, low voltage spotlighting, extractor fan.

Bedroom Three (rear elevation)

Double glazed timber window to rear elevation, double glazed timber window to inner gable elevation, two single panel central heating radiators, coved ceiling, low voltage spotlighting.

En Suite Bathroom

Containing three piece suite comprising panel bath with shower fitment over, pedestal wash hand basin, low level WC, chrome radiator towel rail, light tunnel, low voltage spotlighting, extractor fan, beamed ceiling, separate access to main landing.

Bedroom Four (front elevation)

Double glazed timber window to front elevation, double panel central heating radiator.

Inner Landing

Roof void access hatch

Bedroom Five (front elevation)

Double glazed timber window to front elevation, double panel central heating radiator.

Bedroom Six (rear elevation)

Double glazed timber window to rear elevation, double panel central heating radiator, original timber panelled wall, built in cupboard..

House Bathroom

Containing three piece suite comprising panel bath with electric shower fitment over, low level WC, pedestal wash hand basin, single glazed timber window to rear elevation, built in airing cupboard with electric hot water tank and linen storage. Wall mounted chrome towel rail.

Secondary Staircase

Secondary timber staircase leading to utility room with double glazed Upvc window to gable elevation.

External

Entrance

The property is approached from Alston Lane via a timber five bar gate into an open private parking area for several vehicles. To the front of the property is a flagged and gravel garden area with stone wall and flower borders.

Outbuildings

Detached stable block constructed of blockwork with two separate stables and feed room, open concrete yard with two separate detached timber storage buildings, timber open fronted garaging, currently used for horse box storage, aluminium and glazed

greenhouse.

Gardens

Main garden area is to the rear of the property with open lawn, flower beds, vegetable garden, large flagged patio, timber garden shed, two ponds and a stream, surrounding woodland with natural planting and mature fruit trees.

Land

The land extends to approximately 6 acres.

Services

Main electricity, mains water, sewerage to private septic tank within the curtilage of the property. Propane supply of gas.

Tenure

Freehold with the benefit of vacant possession upon legal completion. No rights of way, easements or bridal ways within the curtilage of the property.

Council Tax

Council Tax Band G payable to Ribble Valley Borough Council.

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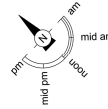
Approximate Gross Internal Area : 412.29 sq m / 4437.85 sq ft

Garage : 52.86 sq m / 568.98 sq ft

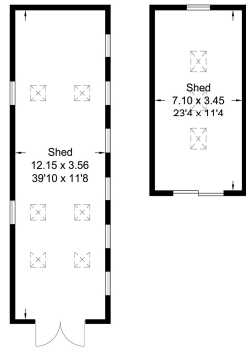
Stable : 47.19 sq m / 507.94 sq ft

Sheds : 67.74 sq m / 729.14 sq ft

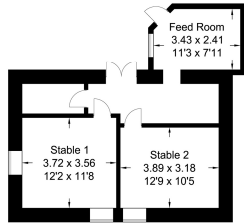
Total : 580.08 sq m / 6243.92 sq ft



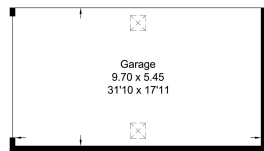
For illustrative purposes only. Not to scale.
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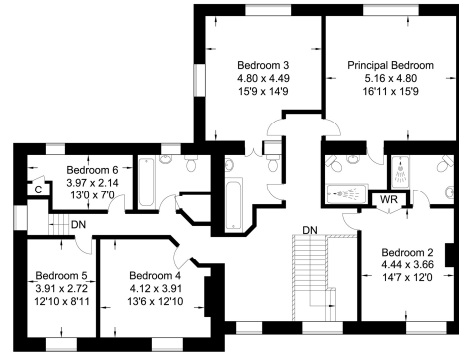
Sheds



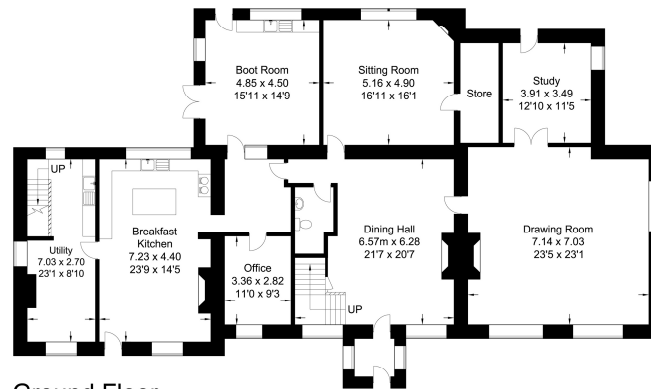
Stable



Garage



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84

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