



# Higher Cockleach Farm

Chipping Road | Longridge | Preston | PR3 2NB

MSW HEWETSONS





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Guide Price of £1,200,000

Approximately 8 acres of Land by Separate Negotiation

Chipping Road | Longridge  
Preston | PR3 2NB

A detached high quality modern stone house situated in an exceptional rural position with spectacular long-distance views and adjoining land extending to approximately 8 acres by separate negotiation. The property has the benefit of a large detached garage and separate detached workshop, ample parking, beautifully tended lawned gardens with a natural pond and flagged patio areas.

The property has the benefit of hardwood double glazed windows and doors throughout with underfloor heating on the Ground Floor and central heating radiators on the First Floor.

#### Construction

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

#### Accommodation

##### Ground Floor

##### Entrance Hallway

Hardwood panelled door with double glazed courtesy window. Oak boarded flooring, understairs store with hardwood panelled door. Bevelled glass windows leading to;

##### Lounge

Lovely open lounge, sash style top opening windows to front elevation and either side of

chimney breast. French doors to rear elevation leading to stone flagged patio and garden areas.

Traditional stone Inglenook style fireplace with raised stone hearth housing 'Clearview' canopy multifuel stove. Double doors leading from hallway to;

##### Dining Room

Oak boarded flooring, French doors to rear elevation with stone flagged patio and gardens beyond. Timber panelled doors leading to;

##### Breakfast Kitchen

Range of fitted oak kitchen furniture with granite worksurfaces and tiled splash backs. Top opening sash style windows, coved ceiling, spotlighting ceiling. Matching preparation/breakfast bar, one and a half bowl stainless steel 'Belfast' sink with brushed steel mixer tap. Built in 'Rangemaster' oven with

electric hob. Built in 'LG' American style fridge freezer with ice dispenser. Built in 'Neff' dishwasher.

##### Garden Room

Light airy garden room with stone mullion windows to both front and rear, French doors leading to patios and garden areas. Twin electrically operated 'Velux' skylights.

##### Utility Room

Single drainer, composite sink with mixer tap, top opening sash style window, plumbed for washing machine, built in storage cupboards, floor mounted oil boiler providing central heating and domestic hot water.

##### Cloaks

Containing pedestal wash hand basin, low level wc, travertine tiled floor, tiled splash backs, top opening sash style window, extractor fan.

# Particulars of sale

## First Floor

### Staircase

Traditional hardwood return staircase with turned newel post and spindles.

### Landing

Open landing area with seating and half minstrel's gallery with matching balustrade. Top opening sash style window, single panel central heating radiator.

### Main Bedroom

This is a large double bedroom, initially designed to be split into two bedrooms making the total property four bedrooms. Full wall fitted wardrobes. Top opening sash style windows to front gable and rear elevation, four single panel central heating radiators.

### EnSuite Shower Room

Containing three-piece suite comprising walk in shower cubicle with wall mounted shower, 'Heritage' wash hand basin in timber vanity unit and low level wc, top opening sash style window to rear elevation. Wall mounted chrome radiator towel rail, spotlighting to ceiling.

### Bedroom Two

Twin top opening sash style windows, two single panel central heating radiators, fitted wardrobes and cupboards.

### Bedroom Three

Twin top opening sash style windows to rear elevation, two single panel central heating radiators, fitted wardrobes.

## House Bathroom

Accessed off the main landing and bedroom three, containing three-piece suite comprising bath with shower screen and tiling, 'Heritage' bracket wash hand basin in timber units with low level wc. Twin top opening sash style windows to rear elevation, low voltage spotlighting, wall mounted chrome radiator towel rail.

## External

### Entrance

The property is approached from the main highway by a recessed stone entrance with electrically operated security gates and cattle grid.

### Parking

There is a large tarmacadam parking area to the front of the garage offering parking for 10-15 vehicles.

### Garage

Detached three car garage with twin double electrically operated up and over doors. Light, power and water installed.

### Store Building/Workshop

Detached steel portal and block storage building with steel entrance double doors, light and power installed.

### Gardens

To the front of the property is large lawned garden which runs around to the west elevation, bounded by mature hedgerows, rhododendron planting to the centre. Large stone flagged BBQ patio to the rear elevations

with further stone flagging surrounding the house.

To the rear of the property is a large lawn with natural pond and timber shed. There are further lawned areas to the rear of the garage and access to the land.

## Land

Adjoining land extending to approximately 8 acres by separate negotiation.  
Guide Price £90,000.

## Services

Mains water, private septic tank, oil central heating, private sewerage system (new water treatment to be installed by vendor to comply with current legislation)

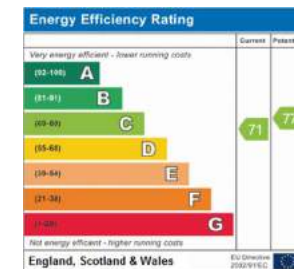
## Tenure

The property is freehold with vacant possession upon legal completion.

## Council Tax

Band G payable to Ribble Valley Borough 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.



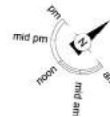
# Higher Cockleach Farm

Approximate Gross Internal Area : 240.37 sq m / 2587.32 sq ft

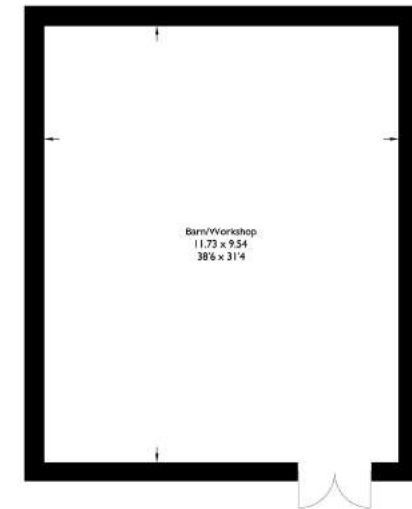
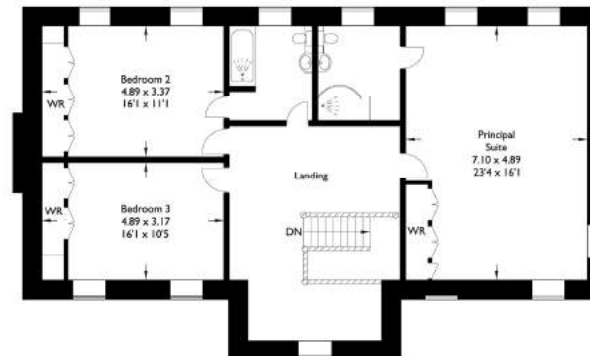
Garage : 60.65 sq m / 652.83 sq ft

Barn/Workshop : 111.90 sq m / 1204.48 sq ft

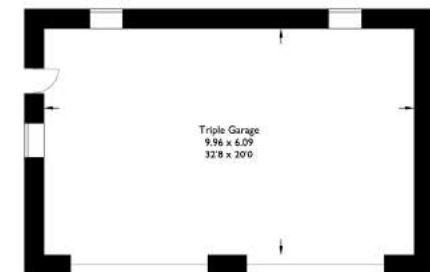
Total : 412.92 sq m / 4444.63 sq ft



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



Barn/Workshop















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