



Skirden Hall

Anna Lane | Bolton By Bowland Clitheroe | Lancashire | BB7 4NZ

MSW HEWETSONS



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Guide Price of £1,850,000

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A beautiful detached period house situated in a secluded setting with long-distance open views. Significantly upgraded by the present owners offering large well-proportioned family accommodation with high-quality fixtures and décor along with a detached Coach House with double garage and separate detached barn. The property has south-facing mature lawned gardens together with an additional adjoining paddock.

Construction

Constructed of course stonework with pitched slate roof supported on timber. The property has oil fired central heating and double glazing throughout.

Accommodation comprising of;

Ground Floor

Front Entrance Porch

Traditional timber panelled entrance door, brass locks and furnishings, leaded top window. Timber panelled and leaded door leading to;

Dining Room

Timber sashed bay window with side and ceiling panelling. Two double panel central heating radiators.

Side Hallway

Stone flagged flooring, half-timber panelled door with side panel windows, double panel central heating radiator, boarded ceiling with spotlighting.

Sitting Room

Feature log burning stove set on steel plinth with raised stone hearth and wood store, windows to either side, two double panel central heating radiators, boarded ceiling with spotlighting, wall mounted tv and sound system, walk-in storeroom containing hot water cylinder.

Inner Reception Hallway

Traditional low-rise staircase with wrought-iron balustrade. Double panel central heating radiator, understairs half cellar.

Living Kitchen Kitchen Area

Timber sash bay window with side and ceiling panelling. Range of high quality fitted kitchen furniture with island unit containing double bowl ceramic Belfast sink, marble effect Silestone work surfaces, built-in electric grill, built-in 'Bosch' dishwasher, built-in double fridge and freezer, limed timber boarded flooring, timber ceiling with low voltage spotlighting, built-in 'Everhot' electric stove with timber mantle over. Timber French doors leading to front gardens and patio area.

Living Area

Timber French doors and side windows leading to front gardens and patio area. Limed timber flooring, timber panelled ceiling, two high stand tradition wall mounted radiators, original stone mullioned windows to side elevation.

Playroom

'Clearview' log burning stove on raised stone hearth with timber mantle. Stone mullioned windows to rear elevation, two double panel central heating radiators, timber beamed ceiling.

Rear Entrance Porch

Timber window and side panelling to rear elevation, timber French doors leading to side stone patio and barbecue area, two double panel central heating radiators.

Utility Room

Fitted base units, stainless steel sink unit with mixer tap, plumbing for washing machine and tumble dryer, bracket wash hand basin, low-level wc, travertine tiled flooring, uPVC window to rear elevation, low voltage spotlighting to ceiling.

Particulars of sale

First Floor Staircase

Traditional return staircase with wrought-iron balustrade.

Mezzanine Floor

Shower Room

Travertine tiled shower with full screen, travertine flooring, bowl sink in timber vanity, low-level wc, uPVC window to rear elevation, fitted spotlighting, wall mounted chrome pepper pot radiator towel rail.

Main Landing

Traditional wrought-iron balustrade, single panel central heating radiator.

Bedroom One

Timber French doors to wrought iron balcony, timber stone mullioned windows to gable elevation, double panel central heating radiator. Range of fully fitted wardrobes.

Ensuite Bathroom

Containing three piece suite comprising; boat bath with chrome floor mounted tap and shower, travertine tiled floor and walls, 'Villeroy & Boch' sink on timber vanity unit with chrome wall mounted mixer tap. Low-level wc, timber sash window to gable elevation, chrome pepper pot wall mounted radiator towel rail, low voltage spotlighting to ceiling,

Dressing Room

Full wall wardrobes and shelving, timber stone mullioned window to side elevation, double panel central heating radiator, low voltage spotlighting to ceiling.

Ensuite Shower Room

Containing fully tiled shower cubicle, wash hand basin on a plinth, low-level wc, timber window, chrome radiator towel rail, low voltage spotlighting.

Bedroom Two

Timber window to front and gable elevation, double panel central heating radiator, fitted wardrobes, timber beamed ceiling. Secondary staircase leading to;

Second Floor

Original timber trussed roof beams, semi-circular uPVC window to side elevation, arched leaded window to rear elevation, eaves storage, two single panel central heating radiators.

This area is presently used as an open storage area and occasional overflow accommodation.

Bedroom Three

uPVC window to gable elevation, double panel central heating radiator, built-in wardrobes.

Ensuite Shower Room

Containing three-piece suite comprising glazed shower cubicle, wash hand basin on a plinth, low-level wc, timber side window, low voltage spotlighting to ceiling. Chrome radiator towel rail.

Bedroom Four (Guest Bedroom)

Separate staircase leading from the rear of the sitting room, half landing with timber door with external stone staircase with wrought-iron balustrade.

Original timber trussed ceiling, timber window to rear and gable elevations, double panel central heating radiator.

Ensuite Bathroom

Containing three-piece suite comprising free standing boat bath with chrome floor mounted tap and shower fitment, high-level wc, wash hand basin in marbled timber bow-fronted cabinet, original timber beamed ceiling, timber laminate flooring, marble tile surround, chrome radiator towel rail, timber window to rear elevation.

The Coach House

Comprising of a detached Stone Double Garage & First Floor Apartment

Ground Floor

Double garage with electrically operated up and over door, double panel radiator, timber windows to rear elevation, fitted storage cupboards. Stone tiled flooring.

First Floor

Offers a well-proportioned apartment comprising, living kitchen with range of fitted kitchen furniture and utility goods. Timber windows to front and rear elevations, entrance door, single panel central heating radiator.

Bedroom

Timber window to rear elevation, double panel central heating radiator, spotlighting to ceiling.

Bathroom

Containing three-piece suite, comprising, panel bath with shower fitment, pedestal wash hand basin in timber vanity, low-level wc, timber window to front elevation, chrome radiator towel rail, low voltage lighting and

extractor fan.

Detached Barn

Small detached barn to the rear of the property offering useful garden storage with the potential for further development.

Gardens & Grounds

Most of the gardens lie to the front of the property mainly laid to lawns with surrounding stone walls, mature tree coppice, stone flagged patio and barbecue area and separate stone folly. To the rear of the property is ample parking and storage with a separate car valeting bay.

Paddock

Beyond the main front gardens is a separate fenced paddock extending to approximately 4.375 acres.

Services

Mains electricity, mains water, oil fired central heating and domestic hot water. Sewerage to septic tank.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band F payable to Ribbles 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.

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Approximate Gross Internal Area : 444.51 sq m / 4784.66 sq ft

Barn : 48.24 sq m / 519.25 sq ft

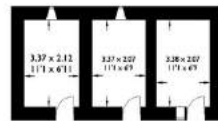
Coach House : 109.00 sq m / 1173.26 sq ft

Cellar : 9.41 sq m / 101.28 sq ft

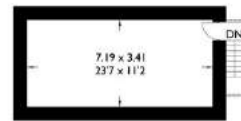
Total : 611.16 sq m / 6578.47 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-100)	A		
(11-01)	B		
(10-00)	C		
(15-40)	D		
(10-50)	E		
(21-100)	F		
(1-00)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

 Restricted Head Height



Barn Ground Floor



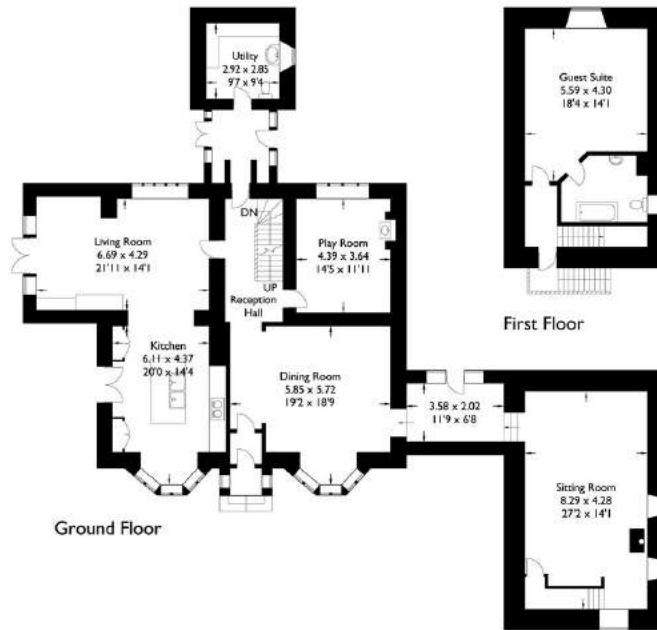
Barn First Floor



Coach House Ground Floor



Coach House First Floor



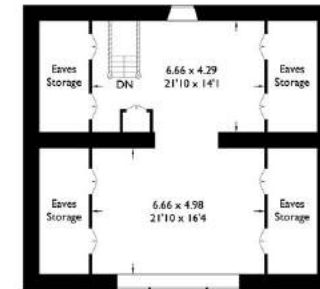
Cellar

Ground Floor

First Floor



First Floor



Second 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





Guest Suite



Coach House





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