



Ward Fall

Ribchester Road | Dinckley | Blackburn | Lancashire | BB6 8AH

MSW HEWETSONS



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Guide Price of £1,275,000

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A traditional stone farmhouse and separate detached barn situated in an elevated position with beautiful rural views to all sides. The principal house has been renovated to a high standard yet retains the character and features of the original period property. The adjacent barn offers great potential for development as annex accommodation, leisure facility or home workspace.

The property is set in mature surrounding lawn gardens with separate paddock, mature trees and planting. Ideally located in a quiet cul-de-sac lane, within a few minutes drive from the A59, making it accessible to the motorway network, main business centres and local amenities.

Construction

The main property is constructed of stonework with a pitched slate roof supported on timber. Timber double glazing and oil-fired central heating throughout, with underfloor heating to the garden room.

Accommodation

Ground Floor

Reception Hallway

Traditional timber panelled entrance door with top window. Stone flagged floor, double and single panel radiators, original timber trussed ceiling, return staircase to first-floor accommodation, timber window. Large, recessed storage cloaks, understairs storage area.

Cloakroom

Stone flagged floor, wash hand basin, ceramic bracket wash hand basin with

chrome mixer tap, wc, timber panelled and travertine fittings, single panel radiator, timber window to rear elevation.

Utility Room/Laundry

Ceramic 'Belfast' sink in timber unit with marble top and chromed mixer tap. Quarry tiled floor, plumbed for washing machine and dryer, floor mounted oil-fired boiler providing central heating and domestic hot water, timber window to rear elevation.

Day Room

Original style timber and glazed front entrance door, timber beamed ceiling, timber window to front elevation, double radiator. 'Adam' style dressed stone dog grate fireplace with raised hearth and slate top.

Sitting Room

Double folding entrance doors from day room. Timber windows to front elevation and either side of chimney breast. Handmade brick fireplace with raised stone hearth and timber mantle, housing log burning stove, double and single panelled radiators, timber beamed ceiling.

Farmhouse Dining Kitchen

Range of high-quality carpentry manufactured traditional kitchen units, hand painted with solid marble work surfaces. Range of base and wall units with island breakfast area. Built-in 'Falcon' electric oven with ceramic hob and extractor. One-and-a-half bowl ceramic 'Belfast' sink with chrome mixer tap, oak timber flooring, French doors to front patios and gardens. Low voltage spotlighting to ceiling.

Dining Area

Open grate basket fire with handmade brick surround, timber mantle, oak boarded flooring, single panel radiator, timber ceiling, timber window to front elevation. Low voltage spotlighting to ceiling.

Garden Room

Beautiful light garden room, stone flagged floor with underfloor heating, stone mullioned picture window to gable elevation, twin windows to rear elevation, French doors with side windows to front elevation. Three traditional roof lights, timber ceiling, recessed timber shelving and cupboard.

First Floor

Traditional return timber staircase with square cut oak newel posts and handrails.

Landing

Open landing area with matching balustrade, timber window to rear elevation, inner landing with airing cupboard with hot water cylinder and shelving, radiator in cover, ceiling spotlighting.

Bedroom One

Original timber trussed ceiling, timber windows to front, gable and rear elevations, double panel radiator, built-in timber four wall wardrobes, two double panel radiators.

En-Suite Bathroom

Containing a five-piece suite comprising a cast iron bath in timber surround, full shower cubicle, twin wash hand basins in timber and travertine unit, wc, travertine tiled floor, window to rear elevation, single panel radiator, fitted mirror.

Bedroom Two

Two timber windows to front elevation, fully fitted wardrobes, double panel radiator, low voltage spotlighting to ceiling.

En-Suite Bathroom

Comprising handle grip panel bath, pedestal wash hand basin, wc, travertine tiled flooring, timber window to front elevation, and single panel radiator.

Bedroom Three

Window to front elevation, twin windows to gable elevation, two double panel radiators, fully fitted wardrobes, low voltage spotlighting to ceiling.

Bedroom Four/Study

Timber window to rear elevation, double panel radiator, low voltage spotlighting to ceiling.

House Bathroom

Containing a three-piece suite comprising a handle grip panel bath with shower fitment over and screen, bracket wash hand basin, wc, travertine tiled

flooring, window to rear elevation, single panel radiator, low voltage spotlighting to ceiling.

Detached Barn

Detached stone stock barn presently used as a storage facility which could be utilised as additional ancillary, office, or independent living accommodation. Original stone arched door leading to large original timber barn doors. Open storage area with original timber stalls to ground floor and timber mezzanine floor. Oil storage tank supplying heating to main house. Light and power, electric charging point.

External Entrance

The property is approached from the public highway via electric timber entrance gates onto private drive.

Gardens

The property is set in beautiful mature gardens with stone patios and lawns to both front and rear with separate lower lawn below the barn.

Services

Mains electricity, mains water, oil-fired boiler providing central heating and domestic hot water, sewage to private septic tank.

Council Tax

Band G payable to Ribble Valley Borough Council.

Tenure

Freehold with vacant possession upon legal completion.

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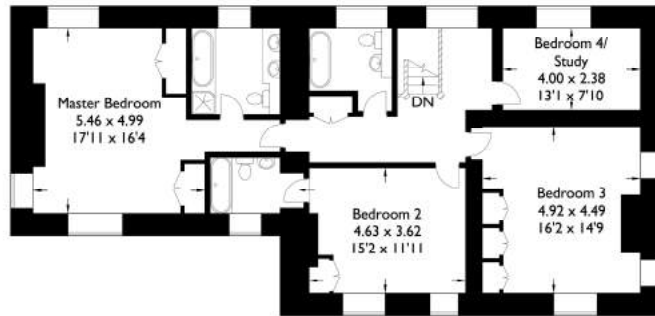
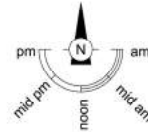
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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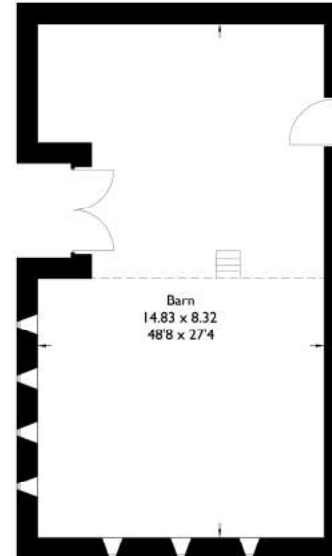
Approximate Gross Internal Area : 257.74 sq m / 2774.29 sq ft

Barn : 182.71 sq m / 1966.67 sq ft

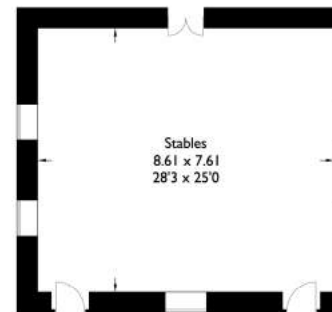
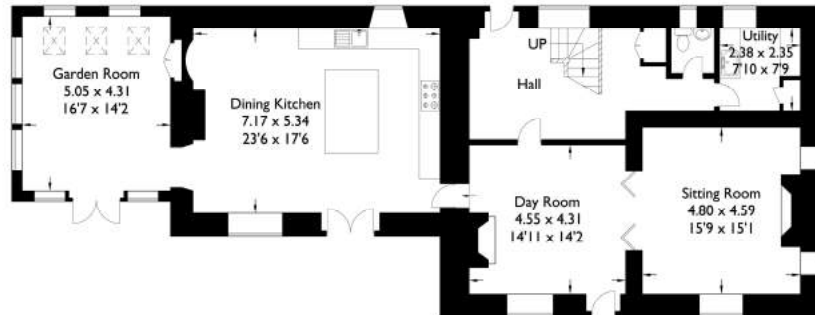
Total : 440.45 sq m / 4740.96 sq ft



First Floor



Barn 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 approximated and no responsibility is taken for any error.







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01200 42 41 42
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