



# Thistleber Farm

Rimington Lane | Rimington | Lancashire | BB7 4EB

MSW HEWETSONS



# Thistleber Farm

Guide Price of £2,950,000

Rimington Lane | Rimington  
Lancashire | BB7 4EB

A beautiful, detached character house situated in quiet rural setting with magnificent open views to all sides. Located on the outskirts of one of the most popular Ribble Valley villages with easy access to the major business centres and airports of both Lancashire and Yorkshire. The principal house has been sympathetically and extensively extended and remodelled with high-quality fittings and features. Recently constructed detached cottage for staff or dependent relative. The property has beautifully maintained and established garden areas including woodland, walled garden, large south facing stone flagged patio and barbecue area, vegetable garden, greenhouse, potting shed and garden implement store. Detached three bay open garage & storage, surrounding land with good quality open paddocks, with the entire site extending to approximately 8 acres.

## Construction

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

## Principal House

### External Porch

Constructed of stonework with oak timber rendered side walls and a stone slate roof. Courtesy light, stone flagged flooring.

## Reception Hallway

Oak timber and pegged entrance door with oak leaded side window, stone flagged floor, oak timber side window with window seat, recessed ceiling spotlights.

## Inner Hallway

With feature dressed arched stone wall, stone flagged floor, oak leaded window to side elevation.

## Cloaks

With feature arched dressed stone wall and an oak panelled and pegged door, stone flagged floor, lead glazed oak window, free-standing feature pedestal sink, wc, timber panelled service cupboard.

## Breakfast Kitchen

A superb breakfast kitchen, handcrafted bespoke sycamore beech kitchen with hand carved features, wall and base units with complimentary work surfaces, 'Belfast' porcelain sink, and free standing breakfast area. Five oven black electric Aga with feature dressed stone wall. Exposed pinned timber roof trusses and beams, stone flagged floor. Two oak lead glazed windows to either side of Aga, oak lead glazed full wall window and French doors. Spotighting to walls and ceiling.

## Snug

Dressed stone fireplace with stone hearth and glass fronted cast iron log burning stove. Stone flagged floor, lead glazed oak windows to either side of fireplace, two lead glazed windows to side elevation. Timber beamed ceiling.

## Pantry

Accessed from the inner hallway, walk-in open pantry with built-in steel shelving built-in 'Miele' microwave, electric oven, built-in beer and wine chilled cabinet, superb oak pinned door with carved lattice feature.

## Utility Room

Fitted base units with marble work surface with recessed steel sink, plumbed for washer/dryer, oak lead glazed window to side elevation, feature oak panelled and pegged side doorway, service cupboard with hot water system.

## Dining Room

Dressed stone fireplace with open dog grate hearth. Travertine tiled floor, leaded twin windows to either side of chimney breast, French doors leading to external patios, oak leaded window to front elevation, oak panelled front entrance door. Recessed spotighting to ceiling, oak return staircase leading to first floor accommodation.

## Drawing Room

Feature dressed stone fireplace with raised hearth, oak lead glazed arched four panel windows to front and rear elevations, beamed ceiling, two high stand traditional radiators.

## Sitting Room

Feature stone fireplace with raised flagged hearth, glass fronted cast iron log burning stove, oak lead glazed twin windows to front elevation, oak glazed door. Timber beamed ceiling. Electric underfloor heating.

### **Snooker Room**

Four stone step staircase leading down from sitting room, feature dressed stone fireplace with cast iron multi-fuel stove, timber boarded flooring, lead glazed oak windows to front elevation, high stand traditional radiator, oak beamed ceiling. Underfloor heating (wet system)

### **Cloaks**

'Villeroy & Boch' oak plinth mounted wash hand basin, wc, tiled floor, recessed spotlighting ceiling.

### **Games Room**

Oak lead glazed window to rear elevation, Upvc windows to front and rear elevation, timber flooring, side doorway.

### **Gym**

Upvc window to either side and gable elevation, electric wall radiator.

### **First Floor**

#### **Staircase**

Traditional timber return staircase constructed of solid oak with newel posts, strings, steps and spindles. Feature oak panelled wall.

#### **Landing**

Open landing with oak lead glazed window to front and rear elevations, return minstreals oak balustrade to match main staircase, two radiators, feature beamed ceiling.

#### **Inner Hallway Landing**

With radiators and windows giving access to bedrooms.

#### **Principal Bedroom**

Oak lead glazed window to gable elevation, high stand traditional cast radiator, high ceilings, feature lighting.

#### **Ensuite Bathroom**

Containing four-piece suite comprising 'Victoria and Albert' boat bath, with chrome floor-mounted mixer tap and shower fitment, walk-in glazed and ceramic shower, wash hand basin on timber cabinet, wc, ceramic tiled flooring, wall-mounted chrome radiator towel rail, window to gable elevation.

Walk-in cloaks with sliding doors and built-in shelving, radiator, window to front elevation.

#### **Bedroom Two**

Accessed from main landing, window to front elevation, radiator.

#### **Bedroom Three**

Oak lead glazed window to front elevation, radiator.

#### **Bedroom Four**

Oak lead glazed window to front elevation, radiator, timber fitted wardrobes.

#### **Bedroom Five**

Twin oak lead glazed windows to front elevation, radiator, timber fitted wardrobes.

#### **Bedroom Six**

Twin oak lead glazed windows to front elevation, radiator.

#### **House Bathroom One**

Containing panel bath, pedestal wash hand basin on wall mounted unit, wc, large walk-in shower cubicle, ceramic floor and walls, oak lead glazed window to front elevation, wall mounted chrome radiator towel rail.

#### **House Bathroom Two**

Accessed from the main landing containing four-piece suite comprising cast iron roll top bath with ball and claw feet, brass finished antique style floor mounted mixer tap and hand shower, 'Sanitan' wash hand basin on wrought iron stand, high-level wc, fully tiled shower cubicle, oak lead glazed window to front elevation, floor mounted antique style brass radiator towel rail, timber panel walls, travertine tiled flooring, low voltage spotlighting to ceiling.

#### **House Shower Room**

Containing three-piece suite, comprising a full walk-in shower with fitment, ceramic walls and floors, wash hand basin in a vanity cabinet, wc, radiator, lead glazed window to front elevation.

#### **Ancillary First Floor**

##### **Hobby/Games Room**

First floor above the snug with return oak staircase, glazed leaded window to gable elevation, feature timber beams and spotlighting.

#### **External Entrance**

The principal entrance to the property is off the public highway via timber electric gates onto a metalled chipping driveway down to the principal house and cottage with a secondary driveway leading to an exit with a wrought iron gate.

#### **Gardens**

Spectacular, fully established mature gardens with ornamental lawns, and woodland.

To the rear south elevation, the property has a beautiful enclosed garden with stone flagged patio areas, open lawns, handmade red brick vegetable garden with a feature pond.

#### **Garden Store**

Upvc greenhouse and potting shed, detached garden store, vegetable patch.

#### **Land**

The property is set in approximately two acres of garden and woodland, with two further paddocks to the rear and side extending to approximately six acres.

Lean-to Boiler Room & Garden Store

#### **Carport**

Three bay carport constructed of oak frame with timber side elevation and slate roof.

#### **Services**

Mains electricity, mains water, oil-fired central heating and domestic hot water. Boiler systems – there are two boilers servicing the principal house and a boiler servicing the cottage, all feeding from the oil storage tank.

#### **Cottage**

Detached cottage within the grounds suitable for extended family accommodation or dependent relatives' accommodation.

#### **Construction**

The property is constructed of stonework with a pitched slate roof supported on timber. External timber feature panelling. Oil-fired boiler to cottage providing central heating and domestic hot water. Underfloor wet system to ground floor, radiators to first floor. Powder coated aluminium doors and windows.

#### **Ground Floor**

##### **Entrance Hallway**

Door with side window panels, ceramic tiled flooring, spotlighting to ceiling.

##### **Utility Room**

Ceramic floor, window, fitted base and wall units with single drainer stainless steel sink unit, plumbed for washer/dryer, 'Worcester' floor mounted oil boiler.

##### **Understairs Storage**

##### **Cloakroom**

### **Living Room**

Open living room with feature French doors and side windows, window to gable elevation, corner wall mounted log burning stove.

### **Breakfast Kitchen**

Superb breakfast kitchen with full wall window, doorway, range of fitted base and wall units with marble work surface and recessed 'Belfast' sink, built-in gas five ring 'Miele' hob with extractor, built-in 'Hotpoint' electric oven, built-in fridge freezer, ceramic tiled flooring, feature center lights and spotlighting to ceiling.

### **Bedroom Two**

Side window, ceramic tiled flooring.

### **Bathroom**

Containing five-piece suite comprising panel bath, corner shower fitment, wall-mounted bracket wash hand basin, wc, ceramic tiled flooring, window, and chrome wall-mounted radiator towel rail.

### **Understairs Store**

#### **First Floor**

Open staircase with 'Velux' skylight.

#### **Principal Bedroom**

Eaves storage, single panel radiator, window, door, 'Velux' skylight.

#### **House Bathroom**

Containing four-piece suite comprising panel bath, shower cubicle, bracket wash hand basin, wc, window, ceramic tiled flooring, eaves storage, 'Velux' skylight, chrome radiator towel rail.

#### **Boxroom/Storeroom**

Spotlighting and single panel radiator.

#### **Tenure**

Freehold with vacant possession

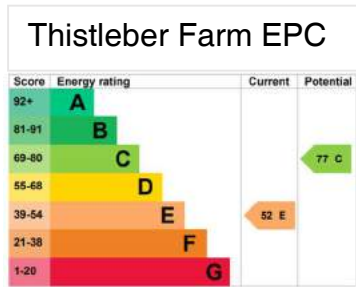
#### **Services**

Mains electricity, mains water, oil fired central heating and domestic hot water, private sewage system

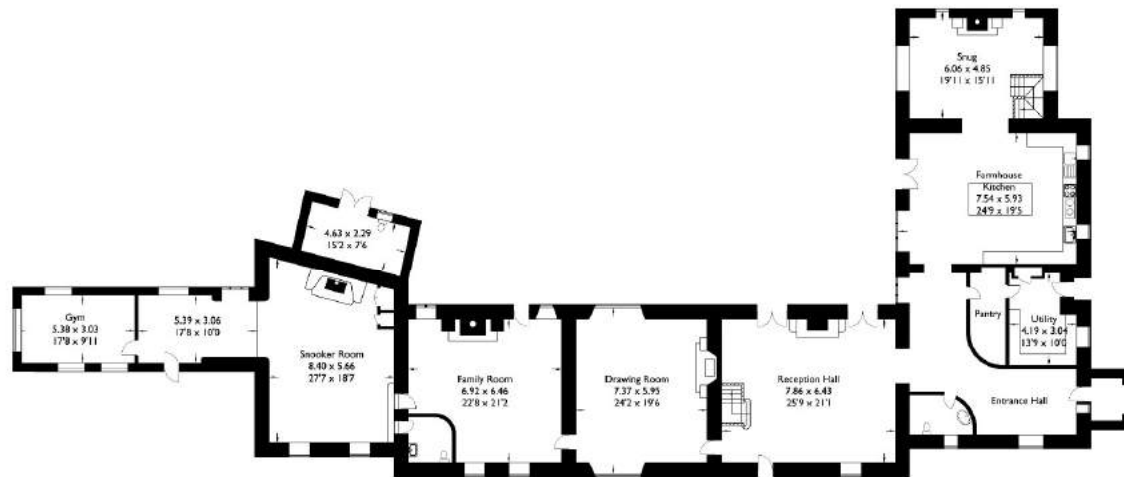
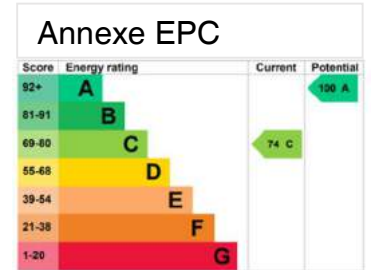
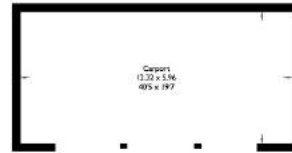
Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility 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.

# Thistleber Farm

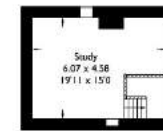
Approximate Gross Internal Area : 596.84 sq m / 6424.33 sq ft  
 Carport : 73.42 sq m / 790.28 sq ft  
 Annexe : 141.28 sq m / 1520.72 sq ft  
 Total : 811.54 sq m / 8735.34 sq ft



Annexe



Ground Floor



First Floor(Above Snug)



First Floor

mid p  
noon  
late p







**MSW HEWETSONS**

01200 42 41 42 [www.mshewetsons.co.uk](http://www.mshewetsons.co.uk)