



# Meadow Head Farm

Hothersall Lane | Hothersall | Preston | Lancashire | PR3 2XB

**MSW HEWETSONS**



# Meadow Head Farm

Guide Price of £2,250,000

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A substantial detached historic period property situated in a secluded private rural setting. The property has been significantly improved and renovated by the present owners to offer exceptional family accommodation, the principal house and connected barn also has further planning permission to form additional residential accommodation if required. The property is set amidst beautiful gardens, paddocks and mature woodland planting extending to approximately 8 acres overall. The property is approached by a private driveway leading to an open cobbled parking area, with adjacent tennis court, and an extensive range of outbuildings and stores. The property has an established high end shepherds hut holiday opportunity which is fully integrated and serviced (this is available by separate negotiation if required). The property although secluded and private, is ideally situated within easy commuting distance of the major business centres of the north-west.

## Construction

The property is constructed of stonework with a pitched slate roof supported on timber. Adjoining barn to side and rear, constructed of stonework with a pitched slate roof supported on timber.

Double glazing throughout, central heating with part underfloor heating.

## Accommodation comprising:

### Ground Floor

#### Entrance Hall

Solid oak pinned floor, timber double glazed sash window, double panel radiator.

#### Sitting Room

Dressed stone Inglenook style fireplace with stone back and hearth housing 'Clear view' stove. Timber sash window to front elevation, timber window to gable elevation. Two single panel radiators, timber beamed ceiling, spotlighting to ceiling.

#### Study

Original dressed stone fireplace with stone hearth, timber sash window to front elevation,

single panel radiator, beamed ceiling, spotlighting to ceiling.

#### Breakfast Kitchen

Four oven Aga with recessed surround, tile splash backs. High-quality fitted kitchen furniture including double 'Belfast' sink with granite worksurfaces, matching wooden island preparation area with stainless steel under sink. Space for a built-under dishwasher, timber window to side elevation, beamed ceiling and spotlighting.

#### Breakfast Area

Oak pinned flooring, 2 timber windows to side and rear elevation, single & double panel radiator, beamed ceiling.

#### Boot Room

Stone flagged floor, beamed ceiling, understairs storage, radiator and spotlighting.

#### Utility/Laundry

Fitted base and wall units with single drainer stainless steel sink, plumbed for washing machine and dryer, ceramic tiled floor. Two windows and radiator.

#### Cloaks

Containing two-piece suite comprising pedestal wash hand basin, wc, ceramic tiled floor, single panel radiator.

#### Rear Porch

Between boot room and cloaks with stone flagged floor and stable door.

#### Side Porch

Stone flagged floor, single panel radiator, original oak panelled entrance door. Inner stable door.

#### Dining Conservatory

Bespoke construction of aluminium portals with aluminium powder-coated external and timber internal, thermostatically controlled roof ventilation, tumbled edge travertine flooring with a circular motif, underfloor wet system heating.

#### Morning Room

From the breakfast kitchen, two steps and a double door lead to the Morning Room. Timber windows to both side and rear elevation, door leading to gardens. Timber beamed ceiling. Dressed stone high stand fireplace with 'Clear view' stove. Three radiators with doorway leading into barn forecourt entrance.

# Particulars of sale

## **Barn Entrance Reception Hallway**

Stone flagged floor, double panel radiator, pitched pine traditional timber staircase leading to first floor with open balustrade.

## **Inner Hallway**

Oak pinned floor, cloakroom containing pedestal wash hand basin, wc, vintage style brass radiator towel rail, single panel central heating.

## **Library**

Full one and a half floor height, fitted wall library shelving, with cupboards beneath. Oak pinned floor with underfloor heating, (wet system) two timber French doors, original Shippon timber beams, timber windows to both gable elevations. Fireplace with 'Cearview' stove.

## **Garage**

Four car garage with electrical up and over door, light, power and water installed, side door.

## **First Floor Landing**

Open landing with timber balustrade and beamed ceiling.

## **Principal Bedroom**

Timber sash window to front and gable elevation, two single panel radiators, built-in wardrobes, beamed ceiling, spotlighting.

## **Ensuite Shower Room**

Comprising full walk-in shower with wall mounted shower head and hand shower, ceramic wash hand basin on chrome legs, wc, sash window to front elevation, single panel radiator covered, oak pinned floor, linen cabinet.

## **Bedroom Two**

Timber sash window to front elevation, single panel radiator, original stone and cast-iron fireplace.

## **Ensuite Shower Room**

Comprising corner shower cubicle, pedestal

wash hand basin, wc, half ceramic tiled walls, wall mounted radiator towel rail, beamed ceiling with spotlighting.

## **Inner Landing**

Three timber windows to side elevation, two single panel radiators.

## **House Bathroom**

Containing timber window, four-piece Fired Earth suite comprising cast iron, roll top, ball and claw, free standing bath with chrome mixer tap and shower, pedestal wash hand basin on porcelain legs, wc, fully tiled shower cubicle, chrome radiator towel rail, oak pinned flooring and ceiling spot and wall lighting.

## **Bedroom Three**

Timber window to side elevation, single panel radiator. Oak pinned flooring, spotlighting to ceiling.

## **Ensuite Shower Room**

Containing full walk-in shower, ceramic wash hand basin on chrome and timber legs, wc, oak pinned flooring, half ceramic tiled walls, chrome radiator towel rail, timber window to side elevation.

## **Bedroom Four**

Timber window to side elevation, double panel radiator and ceiling spotlighting.

## **Bedroom Five**

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

## **Second Floor Playroom/Bedroom Seven**

Timber window to gable elevation, original timber trussed ceiling with 'Velux' skylights to both front and rear pitch, low voltage spotlighting.

## **Guest Bedroom Six**

Timber window to gable elevation, original timber trussed ceiling, 'Velux' skylights to both front and

rear pitch, ceramic bowl wash hand basin on marble and timber stand.

## **First Floor Office**

Large home office and gym. Open space for any required purpose, currently used a home office and gym with 'Windhager' pellet fed biomass boiler providing heating to the barn section of the property. Timber windows to gable and forecourt elevation, two double panel radiators, three 'Velux' skylights. Separate ground floor entrance to the forecourt via stairway.

## **External Entrance**

The property is approached along a private metaled driveway off Hothersall Lane. Set in approximately 8 acres of surrounding mature woodland gardens and paddocks.

## **Cobbled Forecourt**

The house is approached through a timber five-barred gate with cobbled and flag parking forecourt.

## **Driveway**

A separate driveway leading to the back and side of the property, accessing the integral 4 car garage and further parking areas.

## **Tennis Court**

Floodlit tarmacadam tennis court with surrounding woodland. Tennis Court pavilion with changing rooms, outdoor fireplace and seating area.

## **Gardens**

Private lawned garden to side and front elevation with surrounding beech hedge. Vegetable garden, extensive timber storage sheds, greenhouse.

## **Shepherds Hut**

Bespoke Shepherd's Hut retreat set in mature orchard, with private hedge and surrounding

gardens. All services installed. (Shepherds Hut available by separate negotiation)

## **Planning**

Approved planning for new free standing double garage, and further development of existing garage, office and library into additional living space.

## **Services**

Mains electricity, mains water, oil fired central heating and domestic hot water, together with biomass boiler to the property (can be used separately or jointly to heat all buildings). Thirteen solar panels on single phase. Private septic system by 'Klargester'.

## **Broadband**

The property has BT superfast fibre broadband with approximately 500-600Mb.

## **Tenure**

The property is freehold with the benefit of vacant possession upon legal completion.

## **Council Tax**

Band E payable to Ribble Valley Borough Council.

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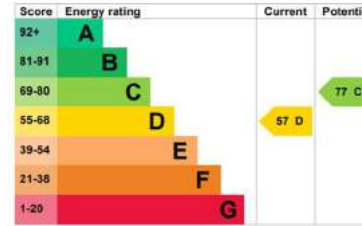
# Meadow Head Farm

Approximate Gross Internal Area : 639.13 sq m / 6879.53 sq ft

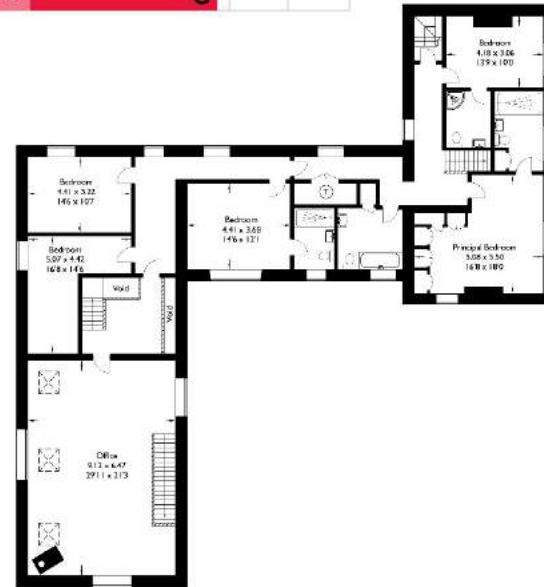
Outbuildings : 29.36 sq m / 316.02 sq ft

Total : 668.49 sq m / 7195.56 sq ft

----- Restricted Head Height



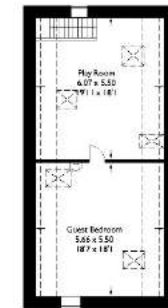
Ground Floor



First Floor



Outbuildings



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 approximated and no responsibility is taken for any error.







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