



Heys Farm

Bowland Gate Lane | West Bradford | Clitheroe | BB7 4TL

MSW HEWETSONS



Heys Farm

FOR SALE BY INFORMAL SEALED TENDER

LOT 1: ENTIRE HOLDING GUIDE PRICE: £450,000

LOT 2: MAIN HOUSE & MAJORITY OF LAND GUIDE PRICE: £350,000

LOT 3: DETACHED COTTAGE & LAND GUIDE PRICE: £125,000

Bowland Gate Lane
West Bradford
Clitheroe
BB7 4TL

A historic stone-built period farmhouse situated in an elevated rural position with spectacular open views over the Ribble Valley to Pendle Hill. In addition to the main house is a detached brick cottage suitable for separate development or ancillary accommodation. The property is set in approximately 7.4 acres of land and is to be sold by informal sealed tender in three lots.

History

In 1911, John Percival Davies, textile manufacturer, later to become Lord Darwen of Heys-in-Bowland, bought the old working farm and with many volunteers converted it into a retreat and education centre, initially for his employees and family. Mr and Mrs Davies extended the house and for nearly 40 years ran it as an Adult School Guest House. For some years it was also a Friends' Meeting House and the home of Labour Party Summer Schools. During a weekend in late September 1931, the Mahatma Gandhi stayed as a guest at Heys Farm during visits to local cotton mills and negotiations in London regarding the Indian boycott of British textiles. He played tennis with other guests on the front lawn. In his thankyou letter to Mrs Davies, Mr Gandhi referred to "your beautiful farmhouse" and concluded "I shall not forget the peace and beauty of that Sabbath and I deeply hope that its results may lead to permanent goodwill and friendship."

Construction

Dating from the 18th Century, the Farmhouse is mainly constructed of stonework with a pitched stone slate roof supported on timber, together with an early-20th Century extension constructed of cavity-wall brickwork also with a pitched stone slate roof supported on timber. The Cottage is constructed of red-brickwork, believed to be of Accrington Nori bricks, with a pitched slate roof supported on timber.

Accommodation

Ground Floor

Lounge

Open fireplace with dog grate, feature stone chimney breast and raised stone hearth. Two single-glazed timber windows to front elevation, single-glazed timber window to gable elevation. Timber beamed ceiling, two single-panel central heating radiators. Early 20thC high-level fitted bookshelf along 4 walls

Inner Hallway

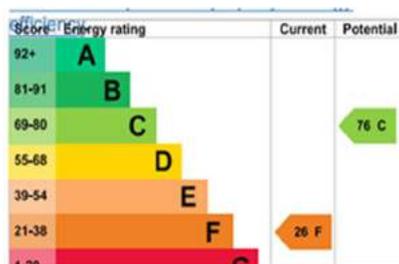
Stone flagged floor. Double panel central heating radiator. Access to staircase to first-floor accommodation. Under stairs storage, walk-in store cupboard.

Dining Hall

Original doorway to front garden, with 92-cm wide door and period door furniture. Timber beamed ceiling. Stone flagged floor. Single-glazed triple-casement timber window to front elevation, double panel central heating radiator. Log burning cast iron stove set in stone surround and hearth with mini-alcove. Fitted book shelving.

Living Room

Single glazed timber sash window to front elevation, double panel central heating radiator. Stone corbels. Cast iron fireplace with open grate. Walk-in storage cupboard.



Inner Hallway

Shower Room

Containing three-piece suite comprising shower with electric mixer power shower fitment, pedestal wash handbasin, WC, single panel central heating radiator.

Boiler Room

Worcester Camray oil-fired condensing boiler providing central heating and domestic hot water.

Kitchen

Porcelain Belfast sink with hot and cold supply, fitted base units. Single glazed double-casement timber window to rear elevation, UPVC double-glazed window to gable elevation, single & double panel central heating radiators. Esse WD log burning range cooker providing supplementary domestic hot water and heating to two extra radiators at the first floor (landing and bathroom).

Side entrance door.

Pantry

Single-glazed timber window to rear elevation, fitted shelving.

Utility Room

Single-glazed timber window to rear elevation, UPVC double glazed window to gable elevation. Porcelain 'Belfast' sink with hot and cold supply. Plumbed for washing machine and dishwasher.

First Floor

Staircase

Traditional timber staircase with two handrails.

Landing

Open landing with timber balustrade, single-glazed timber window to inner gable elevation. Double and single panel central heating radiators. Two double glazed timber Velux skylights, original timber truss ceiling beams. Original 50-cm wide pine floorboards to inner landing

Bedroom 1

Single-glazed timber window to front elevation, two single-glazed timber windows to gable elevation. Double panel central heating radiator. Cast-iron open fireplace. Timber beamed ceiling. Period HL-hinged door.

Bedroom 2

Two single-glazed timber windows to front elevation, original timber truss beam ceiling, single panel central heating radiator. Original cast iron fireplace. Original 50-cm wide pine floorboards. Storage cupboard.

Bedroom 3

Single-glazed timber window to front elevation, UPVC double-glazed window to rear elevation. Double panel central heating radiator.

Bedroom 4

UPVC double glazed window to inner gable elevation. Single panel central heating radiator. Cold-water header tank. Early 20thC high-level fitted bookshelf along two walls.

Bedroom 5

Single-glazed timber window to rear elevation. Single panel central heating radiator.

House Bathroom

Containing three-piece suite comprising a full-size roll-top bath, pedestal wash hand basin, corner shower fitment. UPVC double-glazed window to side elevation. Single glazed timber window to rear elevation. Single panel central heating radiator

Cloaks

Containing WC and bracket wash hand basin. Single panel central heating radiator, UPVC double glazed windows. Airing cupboard with cylinder & immersion.

Cottage Accommodation

Six ground-floor rooms including one currently used as a garage which has a brick fireplace. Three skylights in hay loft. Period features including "Eclipse Ventilators".

Gardens and Land

Gardens and three pastures totalling approximately 7.4 acres. Numerous mature trees including oaks, sweet-chestnuts, walnut, beech, limes, alder, sycamores, holly, blackthorn, bay, and a 100-year-old espalier pear tree. Terraced front garden with flower beds and pond.

Tenure

Freehold with the benefit of vacant possession upon completion.

Services

Mains electricity, mains water, private sewerage system joint with neighbouring property. The Cottage has separate mains water supply and electricity currently disconnected at the building.

Council Tax

Band F 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.

Heys Farm

Approximate Gross Internal Area : 240.87 sq m / 2592.70 sq ft

Total : 240.87 sq m / 2592.70 sq ft



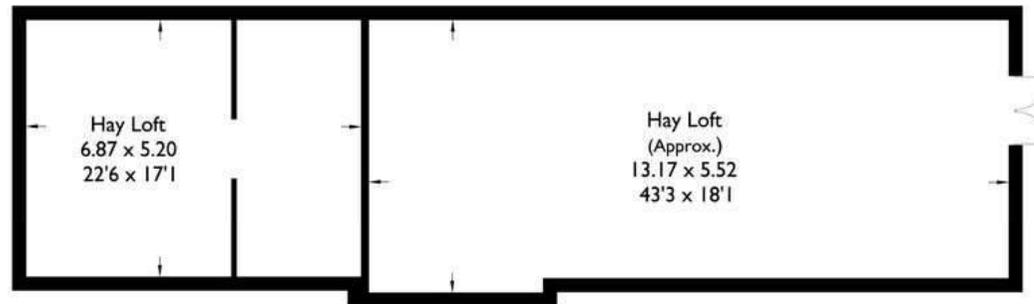
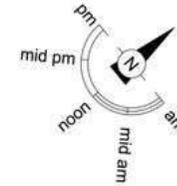
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.

Heys Farm Cottage

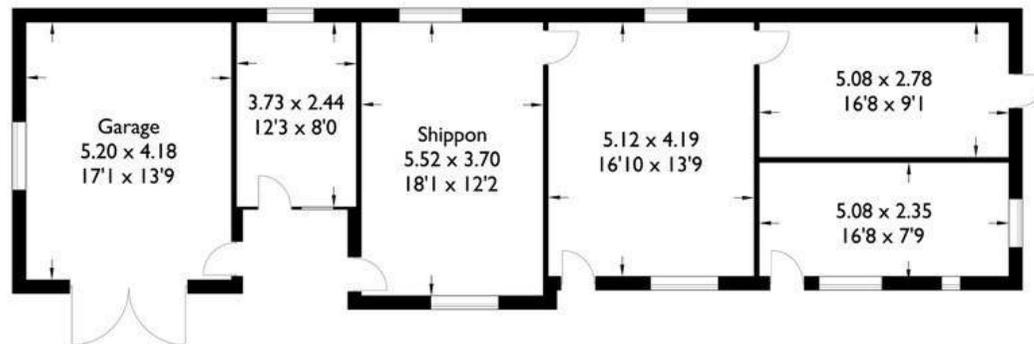
Outbuildings : 183.88 sq m / 1979.26 sq ft

Garage : 21.73 sq m / 233.89 sq ft

Total : 205.61 sq m / 2213.16 sq ft



Outbuilding First Floor



Outbuilding Ground Floor

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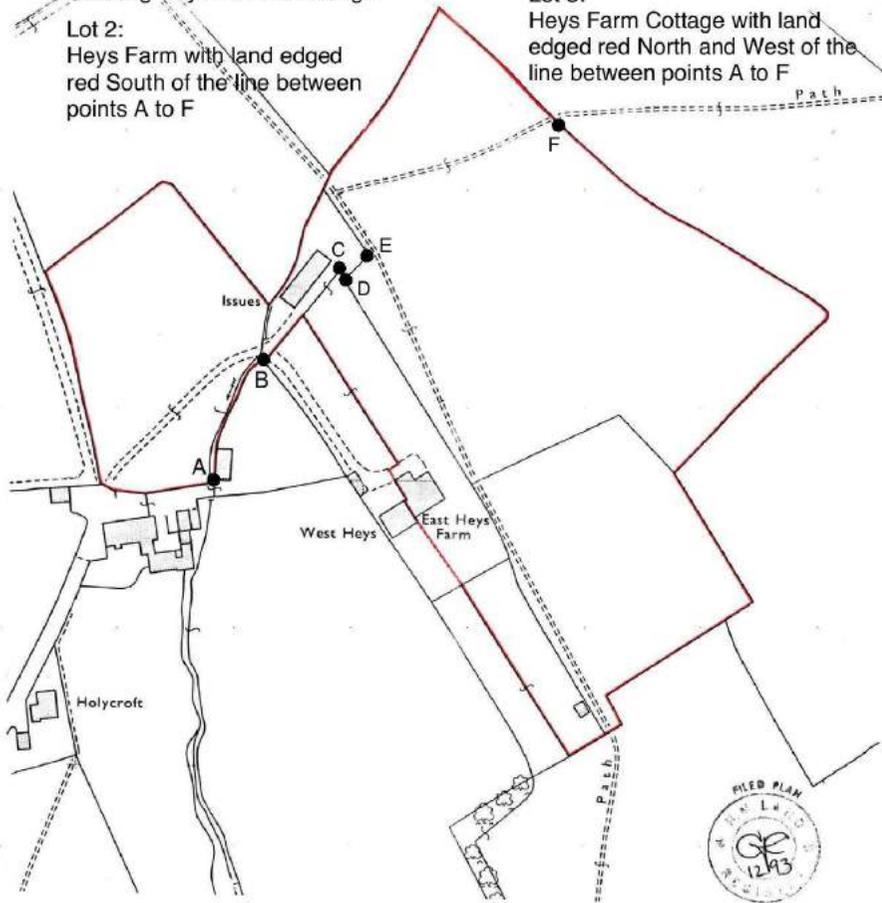
H.M. LAND REGISTRY		TITLE NUMBER	
		LA 723233	
ORDNANCE SURVEY PLAN REFERENCE	SD7445 SD7545	Scale	1/1250
COUNTY	LANCASHIRE	RIBBLE VALLEY DISTRICT	© Crown Copyright

Lot 1:
All land edged red
including Heys Farm & Cottage

Lot 2:
Heys Farm with land edged
red South of the line between
points A to F

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

Lot 3:
Heys Farm Cottage with land
edged red North and West of the
line between points A to F



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01200 42 41 42
www.mswhewetsons.co.uk