

Meadow Head Farm, Hothersall, Preston, Lancashire





A substantial detached period historic property situated in a **secluded private rural setting** with a beautiful garden, paddocks and mature woodland extending to around 8 acres.

Summary of accommodation

Ground floor: Reception hall | Sitting room | Study | Kitchen/breakfast room
Dining conservatory | Morning room | Library | Boot room | Utility room | Cloakroom

First floor: Five bedrooms | Four bathrooms | Home office/gym

Second Floor: Two further bedrooms

Distances

Preston 10 miles, Clitheroe 11 miles, Blackburn 12 miles, Manchester 40 miles

(All distances and times are approximate)



Knight Frank Yorkshire
18 Blake Street
York
YO1 8QG
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Melissa Lines
01904 948451
melissa.lines@knightfrank.com





The property

The principal house has been significantly improved and renovated by the present owners to an exceptional standard. Together with the converted barn, Meadow Head Farm offers outstanding flexible family accommodation. The property is approached by a private driveway leading to an open cobbled parking area with an adjacent tennis court and an extensive range of outbuildings and stores. The property has a luxury Shepherd's Hut, which is fully integrated and serviced (available by separate negotiation). The property, although secluded and private, is ideally situated within easy commuting distance of the central business centres of the North-West.

A reception hall has solid oak flooring and gives access to the principal rooms. The sitting room has an impressive dressed stone inglenook with a wood-burning stove and stone hearth, beamed ceiling and windows overlooking the gardens to the front. To the right of the hall is a study with a stone fireplace, hearth, and beamed ceiling. The breakfasting kitchen is the real hub of the house and is fitted with a range of high-quality wall and floor units with granite work surfaces and inset double Belfast sink, a central island unit with stainless steel sink, four oven AGA with recessed surround, plumbing for dishwasher, beamed ceiling, walk-in pantry and breakfasting area. There is a boot room, utility room, cloakroom.





The dining conservatory is a bespoke design in a powder coated aluminium with temperature controlled roof ventilation, travertine stone flooring and underfloor heating. The morning room leads off the breakfasting kitchen and has an attractive dressed stone fireplace with a Clearview wood-burning stove, and a door opens into the barn entrance hall.

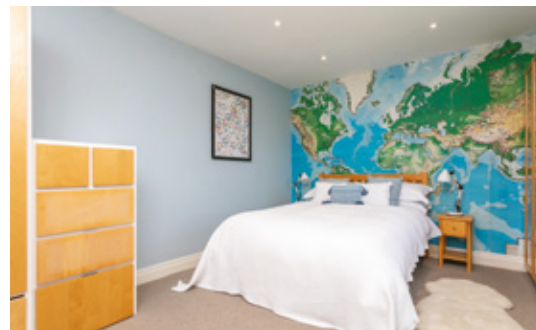
The barn entrance has a pitch pine staircase and a stone floor. An inner hallway leads to a library with fitted shelving and storage, a fireplace with a Clearview wood-burning stove, underfloor heating and French doors.







To the first floor, a spacious open landing with timber balustrade and beamed ceiling gives access to the main bedrooms. The principal bedroom has an adjoining en suite shower room with a full walk-in shower, ceramic wash hand basin on chrome legs, low-level WC. Bedroom two has an en suite shower room with a corner shower cubicle; pedestal wash hand basin, and low-level WC. An inner landing leads to the house bathroom, which is fitted with a four-piece Fired Earth suite comprising a cast iron roll top bath with ball and claw feet, a fully tiled shower cubicle, a pedestal wash hand basin and low-level WC. Bedroom three has an en suite shower room. There are two further bedrooms on the first floor.





The second floor has a guest bedroom and playroom/bedroom seven.

There is a large office and home gym that sits above the garage; this is a large open space that could be utilised for various purposes and houses a 'Windhager' pellet-fed biomass boiler providing heating to the barn section of the property. There is also a separate ground-floor entrance staircase.

Externally

The house is approached along a private metaled driveway off Hothersall Lane. Set in approximately 8 acres of surrounding mature woodland gardens and paddocks. To the front, a five-barred timber gate leads to a cobbled and flag parking area for several vehicles. There are private lawned gardens to the side and front elevation with surrounding beech hedge. Vegetable garden, extensive timber storage sheds, greenhouse. Tennis court with surrounding woodland. Tennis court changing rooms, outdoor fireplace and seating area. A separate drive leads to the back and side of the property, accessing the integral four-car garage and further parking areas.





Shepherds Hut

Bespoke Shepherd's Hut retreat set in a mature orchard, with a private hedge and surrounding gardens. All services installed. (Shepherd's Hut is available by separate negotiation).

Planning permission

Approved planning for a new free-standing double garage and further development of the existing garage. Office and library into additional living space.

Services

Oil-fired central heating, domestic hot water, and Biomass boiler to the property (can be used separately or jointly to heat all buildings). Thirteen solar panels on a single phase. Mains electricity, water and private septic system by 'Klargester'.

Broadband: The property has BT superfast fibre broadband with approximately 500-600MB

Property information

Tenure: Freehold

Local Authority: Ribble Valley Borough Council

Council Tax: Band E

EPC Rating: D

Guide Price: £2,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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