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# Thimble Hall, Newby, Rimington

Large modern detached house with fantastic views

£795,000



- Beautiful private rear gardens
- 5 bedrooms, 2 with en-suite
- Large lounge & sitting room
- Open-plan dining room & kitchen
- Superb orangery to rear
- 280 m<sup>2</sup> (3,014 sq ft) approx. plus garage

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# Thimble Hall Newby, Rimington

A large detached house situated on a generous corner plot with stunning views across the beautiful Ribble Valley countryside. Located in the small hamlet of Newby, on the edge of Rimington, this great family house offers exceptional internal space as well as a large driveway, double garage and beautiful south-east facing rear garden which has mature planting and offers excellent privacy.

The house has a large lounge with feature fireplace and French doors opening onto the garden. There is a smaller sitting room and a dining room which is open to the breakfast kitchen which has a high quality Siematic kitchen with AGA, high quality appliances and central island unit with granite work surface. Accessed from both the kitchen and dining room is a modern orangery with central roof lantern and outlooks across the garden. Also on the ground floor, there is a 2-piece cloakroom and large utility room. Upstairs there are five bedrooms, two with en-suite, plus a luxury family bathroom with large walk-in wet shower area. The property benefits from PVC fascias and PVC double glazed windows and doors. The property is offered for sale chain free and is freehold, so early viewing is recommended.

**LOCATION:** Travelling through Rimington from the Chatburn/Downham direction proceed straight on through the village and after leaving the village turn right into Stoops Lane. Continue straight on passing Rufus Carr garage on the right. After passing the row of cottages, continue along Newby Lane and turn first left into Newby Back Lane and Thimble Hall is first on the right.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**ENTRANCE PORCH:** With half-glazed PVC front door with half-glazed side panels, coved cornicing, feature ceiling plasterwork, door to integral garage and bevelled edge glazed double doors to:

**HALLWAY:** With coved cornicing, recessed spotlighting and staircase off to first floor with spindles and balustrade.

**CLOAKROOM:** 2-piece Villeroy & Boch white suite comprising low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap and storage drawer under, coved cornicing, extractor fan, recessed spotlighting, chrome heated ladder style towel rail, Karndean flooring and storage rail with hanging rail for coats.

**LARGE LOUNGE:** 5.9m x 6.5m (19'3" x 21'2"); with window to front elevation with excellent views, window and glazed French doors opening onto rear garden, feature ceiling plasterwork, coved cornicing, recessed spotlighting, fireplace housing a cast iron Calor gas stove set into chimney breast with marble hearth and surround, television point and wall light points.



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**SITTING ROOM:** 3.9m x 5.6m (12'9" x 18'3"); with windows to the front and rear elevation with outlooks across the rear garden, feature fireplace with 'Living Flame' gas fire, with Adam style surround, marble hearth and inset, television point and sliding pocket doors leading to:

**DINING ROOM:** 3.7m x 3.3m (12'0" x 10'10"); with coved cornicing, built-in cream dresser with dark hardwood worktop, wall-mounted display cabinets, modern tall radiator, glazed French doors to orangery, Karndean flooring and open to:

**DINING KITCHEN:** 5.1m x 4.2m (16'9" x 13'8"); modern fitted Stuart Frazer Siematic kitchen with a mixture of cream units and wood effect base units with granite work surface and upstand, one-and-a-half bowl sink unit with Quooker boiling water tap, white electric 2 oven AGA with 2 hot plates and stainless steel extractor canopy over, integrated dishwasher, central island unit with granite work surface and 4-ring Neff induction hob with ceiling mounted extractor over, breakfast bar, floor-to-ceiling bank of units housing a full height Miel fridge, larder cupboard, Neff electric fan oven with matching plate warmer drawer and Neff microwave combination oven, ceiling spotlight, large Velux window, Karndean flooring and glazed double doors to:

**ORANGERY:** 6.3m x 3.3m (20'8" x 10'10"); a large PVC orangery with central ceiling atrium, recessed spotlighting, Karndean flooring, 3 central heating radiators and French doors opening onto the patio.

**REAR PORCH:** With coat hooks, half-glazed PVC door to exterior and Karndean flooring.

**UTILITY ROOM:** 2.0m x 5.4m (6'8" x 17'10"); with an extensive range of base and tall cupboards with complementary laminate work surface and tiled splashback, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer, floor-mounted Worcester central heating boiler, space for fridge-freezer, ceiling-mounted drying rack and Karndean flooring.

**FIRST FLOOR:**

**LARGE LANDING:** With spindles and balustrade, two windows offering excellent views across open countryside, recessed spotlighting and storage cupboard housing hot water cylinder.

**BEDROOM ONE:** 6.0m x 5.6m (19'7" x 18'4"); with windows to 3 elevations offering stunning views across open countryside and the rear garden, extensive range of fitted limed oak wardrobes, drawers, dressing table, storage cupboards and bedside cabinets, coved cornicing, recessed spotlighting and wall light points.



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**EN-SUITE SHOWER ROOM:** Modern 3-piece suite comprising a low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap, tiled splashback, vanity mirror and electric light over, double shower enclosure with fitted Hansgrohe thermostatic multi-jet shower, extractor fan, tall heated ladder style towel rail, Karndean flooring and recessed spotlighting.

**BEDROOM TWO:** 4.0m x 5.1m (13'1" x 16'10"); with windows to three elevations offering panoramic views of the local open countryside, coved cornicing and recessed spotlighting.

**EN-SUITE BATHROOM:** 3-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, panelled bath with chrome mixer tap and thermostatic shower over, glass shower screen, fully tiled walls, heated chrome ladder style towel rail and recessed spotlighting.

**BEDROOM THREE:** 4.0m x 4.3m (13'2" x 13'11"); with recessed spotlighting, attractive outlooks across the rear garden, wall-to-wall range of fitted wardrobes with matching dressing table and drawers and bedside cabinets.

**BEDROOM FOUR:** 3.9m x 3.2m (12'10" x 10'7"); with recessed spotlighting and laminate flooring.

**BEDROOM FIVE:** 2.7m x 3.0m (8'11" x 9'8"); currently used as an office with fitted office furniture with desk, filing drawers, storage cupboards and book shelves, laminate flooring. There is loft access with a drop-down ladder leading to a part-boarded loft.

**BATHROOM:** Large luxury 4-piece bathroom with low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap, storage drawer under and vanity mirror with LED lighting over, panelled bath with central mixer tap and separate handheld shower, large walk-in wet shower area with fixed glass panels with fixed showerhead and separate handheld showerhead and shelf with feature LED downlighting, fully tiled walls, chrome heated ladder style towel rail, Karndean flooring and extractor fan.

**DOUBLE GARAGE:** With two single up-and-over doors, one door has a remote controlled automated unit. The garage is currently separated into two by a partition wall. One side is used for storage and the other as a garage with half-glazed personal door to the side access.

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**OUTSIDE:** Entrance through stone gate posts into a large tarmac drive with parking and turning area with exterior lighting, well-stocked flowerbeds and lovely open views. To the rear there is a large private south facing rear garden with large Indian stone paved patio area with wrought iron railings and steps down to formal lawn with well-stocked planting borders with mature plants, shrubs and trees. The borders of the garden are well screened with mature trees and shrubs. There is a hexagonal **TIMBER SUMMERHOUSE** with cedar tile roof, vegetable garden with raised vegetable boxes, aluminium greenhouse, cold water tap and water butt. To one side of the house is a large workshop and storage shed with electric, light, power and oil storage tank. To the other side of the house is a lawned garden with planting borders.

**SERVICES:** Mains electricity, water and drainage are connected. Gas is not available at this location.

**HEATING:** Oil fired central heating system complemented by sealed unit double glazing in PVC frames. Electric AGA and gas stoves with are fueled by LPG bottled gas.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** G



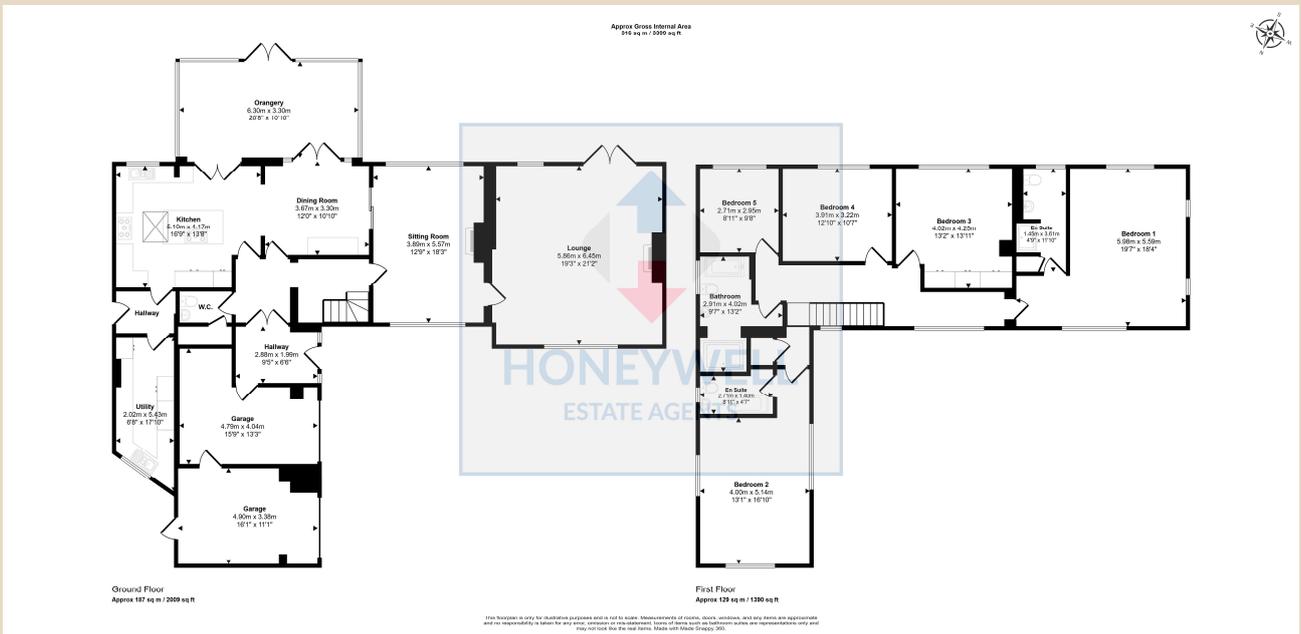
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