



The Old School

Nabs Head Lane | Samlesbury | Lancashire | PR5 0UQ

MSW HEWETSONS



The Old School

Guide Price of £895,000

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Lancashire | PR5 0UQ

A splendid detached private house that has been developed from the original historic old school to offer extensive family accommodation whilst retaining the character and features of the original structure. The property is situated off a quiet back lane in a private setting with extensive lawn and garden areas with open views and is within a few minute's drive of the M6 motorway making it accessible for the major business centres of the north-west.

Construction

The property is constructed of stonework to the lower elevations and handmade brickwork to the upper elevations with a pitched blue slate roof supported on timber. Double glazed windows throughout, gas-fired central heating.

Accommodation Ground Floor

Reception Hallway

Double original pitched pine entrance door with decorative leaded stained glass top windows. Original half-wall pitch pine panelling. Diamond set black and white ceramic flooring, radiator. Open minstrel's gallery with pitch pine balustrade.

Living Room

Double pitch pine entrance doorway leading from the reception hall with a decorative stained-glass window. Original feature arched stone windows to front and gable elevation with leaded timber windows. Original exposed

timber truss ceiling, feature pitch pine hearth, wall panelling, pitch pine boarded flooring.

Inner Hallway

Feature pitch pine half-wall panelling, pitch pine boarded flooring and radiator.

Bedroom Five

Leaded timber stone mullion window, radiator, pitch pine boarded flooring.

Snug Room

Timber leaded stone mullioned window, radiator, pitched pine boarded flooring.

Cloaks

Containing two-piece suite comprising WC, bracket wash and basin, half ceramic tiled walls. Radiator, leaded timber window.

Kitchen

Range of high-quality fitted oak and hand painted kitchen furniture with base and wall units to internal elevations with matching island preparation and breakfast unit.

Extensive range of built-in "Meile" appliances including four-ring "Ceran" ceramic hob and barbecue grill. Built-in electric oven, microwave, steam oven and automated coffee machine and wine fridge. Double bowl Belfast sink with mixer tap. Installed four oven gas Aga in "Shaded Claret" set in a decorative arch recessed alcove, providing traditional cooking facilities and room heating. Jerusalem tumbled-edged limestone flooring, stone mullioned leaded timber window, traditional column radiator. Double-glazed hardwood double French doors leading to stone-flagged patio and garden areas. Fitted ceiling lights, built-in American-style fridge freezer with ice dispenser.

Garden Room Conservatory

Jerusalem tumbled-edged limestone flooring. Pitch pine leaded windows to three elevations. Hardwood double French doors leading to stone patio and garden areas. Panelled radiator.

Particulars of sale

Breakfast Room

Jerusalem tumbled-edged limestone flooring, stone mullioned leaded timber window, traditional column radiator. Hardwood double French doors leading to stone-flagged patio and garden areas.

Utility Room

Jerusalem tumbled-edged limestone flooring fitted base and wall units with marble work surfaces and splash backs. Belfast sink with mixer tap, plumbed for washing machine. Worcester wall-mounted gas boiler providing central heating and domestic hot water. Radiator, fitted ceiling lights, pine doorway to external.

Inner Porch

Bedroom Six

Leaded timber window to rear elevation, radiator.

First Floor

Staircase

Traditional return staircase, pitch pine panelled walls with complimentary pine balustrade.

Landing

Open landing with pitch pine balustrade minstrel's gallery with feature leaded stain glass decorative window.

Principal Bedroom One

Two leaded stone mullioned window. Pitch pine half-panelled walls and boarded floor, radiator.

Ensuite Bathroom

Ensuite bathroom containing four-piece suite comprising roll top ball and claw cast iron bath with floor mounted mixer tap, corner shower fitment, pedestal wash hand basin, WC, ceramic tiled walls, chrome wall mounted radiator towel rail, traditional column radiator. Leaded window. Ceiling lighting.

Bedroom Three

Leaded timber window, radiator.

Ensuite Shower Room

Containing three-piece suite comprising corner shower cubicle, corner wash hand basin, WC, natural stone tile floor and walls. Ceiling lighting.

Bedroom Two

Leaded timber window, radiator.

Ensuite Bathroom

Containing three-piece suite comprising roll top bath, corner wash and basin, WC. Leaded timber window, radiator.

Bedroom Four

Timber window/door leading to timber balcony with decorative wrought iron railings and balustrade. Timber-boarded flooring, radiator. Airing cupboard containing cylinder with immersion.

House Bathroom

Containing a four-piece suite comprising cast iron roll top bath, corner shower fitment, pedestal wash hand basin, WC, leaded timber window. Ceiling lighting.

Second Floor

TV and Leisure Room/Attic Room

Spanning the entire length of the property, four Velux skylights. Timber windows to both gables. Access to large eaves storage areas. Timber balustrade to stairwell. Two panelled radiators.

External

Garage

Detached double garage constructed of brickwork with pitched slate roofs supported on timber. Double electrically operated up and over door, light power and water installed, side window and personnel door.

Entrance and driveway

The property is approached from the public highway through a timber five-bar gate leading onto tarmac parking and turning area.

Patio and Barbecue area

To the rear south elevation of the property is a raised stone flagged patio and barbecue area.

Gardens

The main garden areas are to the rear elevation mainly laid to lawns with mature surrounding shrubs and trees. Separate ornamental pond with surrounding stone and timber areas for outdoor entertaining.

Detached timber garden house, and children's garden playhouse. There are further lawn and garden areas to the side and front of the property. The curtilage of the property and gardens extends to approximately one acre.

Services

Mains electricity, mains water, mains gas, sewerage to private system.

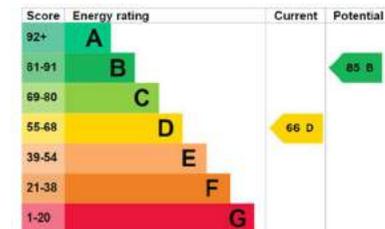
Tenure

Freehold with vacant possession upon completion.

Council Tax

Band G payable to South Ribble 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.



Old School House

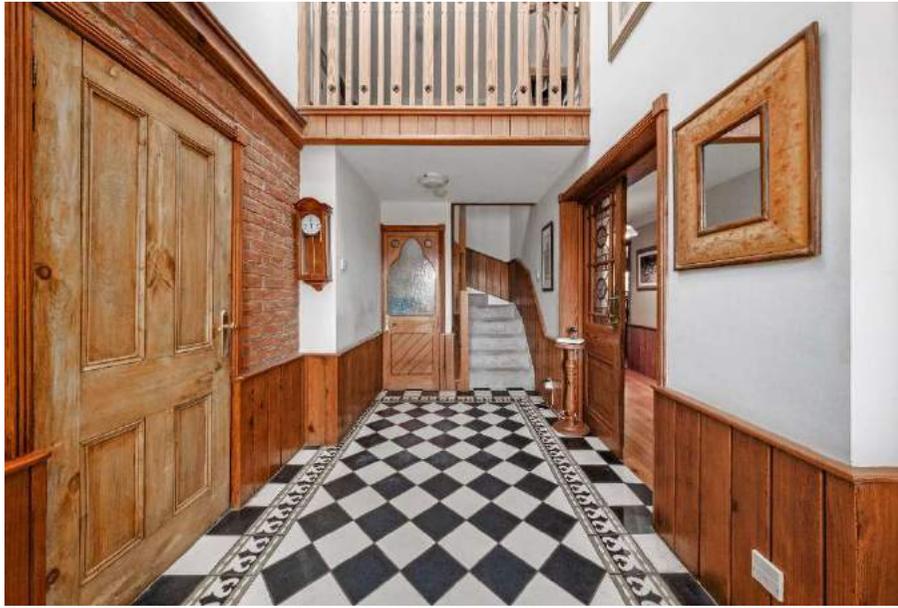
Approximate Gross Internal Area : 308.66 sq m / 3322.38 sq ft

Garage : 32.47 sq m / 349.50 sq ft

Total : 341.13 sq m / 3671.89 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 approximate and no
responsibility is taken for any error.







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