



Lees House Farm

Whitewell Road | Cow Ark | Clitheroe | Lancashire | BB7 3DG

MSW HEWETSONS



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Guide Price of £1,250,000

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A traditional detached Grade II farmhouse sympathetically restored to an exceptional standard with high-quality fixtures and fitment throughout including “Secret Drawer“ kitchen, bathrooms and bedroom furniture. Situated in the stunning A.O.N.B. of Whitewell between Longridge and Clitheroe and with idyllic rural long distance views of the fells.

Many original features include stone mullioned windows, timber trussed beams and original fireplaces. Beautiful decor throughout, established landscaped lawn gardens with feature pond and summerhouse, detached double garage.

Accommodation Construction

Stonework with pitched stone slate roof supported on timber. Mainly double glazed throughout, oil fired full central heating.

Ground Floor Entrance Porch

Traditional panelled entrance door, stone flagged flooring, feature timber door mantle.

Cloaks

Containing two-piece suite comprising low-level wc with feature oak tongue and groove boarding, marble bowl sink with free standing chrome mixer tap set on oak ‘Secret Drawer’ vanity cupboard, stone flagged floor, double glazed timber window to side elevation, single panel central heating radiator, ceiling lighting.

Study Hallway

Range of fitted ‘Secret Drawer’ hand-painted cupboards and drawers with

retracting oak writing table with filing drawers beneath. Double glazed stone mullioned timber window to front elevation, original single glazed timber sash window to gable elevation. Single panel central heating radiator, spotlighting to ceiling.

Inner Hallway

Stone flagged floor, and ceiling lighting.

Utility Room

Fitted timber shelving and panelling, oak block work surface, plumber fpr washing machine and dryer. Ceiling lighting.

Breakfast Kitchen

Black enamel electric Aga with feature recess archway with fitted mirror, extractor hood and feature timber mantle. Full ‘Secret Drawer’ fitted kitchen, pippy oak fronted hand-painted, ‘sile’ stone worksurfaces and splashbacks, double ceramic ‘Belfast’ sink with timber drainers to each side,

chrome mixer tap. Stand-alone fitted high stand fridge-freezer and spice larder. Double glazed double stone mullioned window to side elevation, double glazed top opening timber window to rear elevation, double glazed timber stable door to rear elevation to garden and patio areas. Double panel central heating radiator, stone flagged flooring, feature beams to ceiling, ceiling lighting.

Sitting Room

Traditional dressed stone fireplace with handmade brick back, raised stone hearth with ‘Clearview’ multi-fuel stove. Original timber beamed ceiling set on stone corbals. Original stone mullioned window with inset double glazed timber windows and window seat with covered radiator beneath. Single panel central heating radiator. Oak parquet floor, original timber entrance doorway to side elevation. Spotlighting to ceiling.

Particulars of sale

Understairs storage cupboard
Fitted shelving.

Living Room

Original 'Inglenook' style ancient carved fireplace with datestone 1718 and engraved RB. Raised flag hearth, cast iron wood burner. Single glazed stone mullioned sash windows to gable elevation, double glazed timber panelled doorway to rear elevation gaining access to rear gardens and patio areas. Original timbers and purlings to ceiling, oak parquet floors, double panel central heating radiator.

First Floor

A traditional timber staircase with hand-painted spindles and newel post handrail. Complimentary matching timber panelling to the wall.

Landing

Open landing area with matching balustrade to the staircase, double glazed timber window to front elevation, single panel central heating radiator, original timber beamed ceiling, spotlighting to ceiling.

Principal Bedroom

Double range of fully fitted 'Secret Drawer' wardrobes, double panel central heating radiator, double glazed stone mullioned timber window to side elevation, double glazed top opening window to rear elevation.

Ensuite Shower Room

Containing a three-piece suite comprising a fully travertine tiled shower cubicle with glazed sliding doors. Ceramic wash hand basin on walnut pedestal with fitted drawer and linen storage, free-standing chrome mixer tap, low level wc, travertine tiled floors and walls, with inset illuminated display niches, wall mounted chrome radiator, electrically operated underfloor heating.

Bedroom Two

Fitted range of bevelled glass-fronted 'Secret Drawer' wardrobes, original timber single glazed stone mullion sash window to side elevation, double panel central heating radiator, original beamed ceiling with ceiling lighting.

Bedroom Three

Original stone mullioned window with double glazed inset window with timber seat, original cast iron basket fronted fireplace (not functional), single panel central heating radiator, ceiling spotlighting.

Bedroom Four

Free standing timber and glazed wardrobe, double glazed top opening window to front elevation, double panel central heating radiator, ceiling spotlighting.

House Bathroom

Containing four-piece suite comprising 'Villeroy & Bosch' bath with timber panelling and marble splash backs, wall

mounted chrome mixer tap. Open shower area with marble tiled walls, wall mounted hand and head shower, chrome mounted control by 'Samuel Heath'. Ceramic bowl wash hand basin set on 'Secret Drawer' timber cabinet with marble splash backs with wall mounted chrome mixer tap and fitted mixer tap above, low-level wc, built-in cosmetics cupboard, wall mounted chrome radiator towel rail, which can be operated through the central heating system or independently by electric control. Separate underfloor electric heating system, timber beamed ceiling, spotlighting to ceiling, extractor fan.

External Garage

Detached double garage constructed of stonework with pitched slate roof supported on timber. Double up and over door with light and power installed.

Boiler Room

Lean-to stone boiler room housing oil fired boiler supplying central heating and domestic hot water. Separate bunded steel oil storage tank.

Parking Area

Leading off the private metalled driveway is a separate tarmac drive to the side of the garage with parking in front and further chipping parking area for several vehicles.

Gardens

Principal Gardens

The principal garden to the North West of the property has been recently fully landscaped and planted including feature pond, with inverted walkway and galvanized pedestrian iron bridge. Separate raised lawns and flower beds with surrounding mature hedgerows and silver birch.

Summerhouse

Constructed of mature oak with double glazed inset timber windows, rubber tiled roofing, ceramic tiled flooring, light and power installed.

To the front of the property is a walled garden area, patio garden to rear elevation with surrounding sandstone walls and estate fencing.

Land

To the rear elevation of the property is a paddock extending to approximately 6 acres.

Services

Mains electricity, oil fired central heating and domestic hot water, sewerage to private water treatment plant within the curtilage of the property.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band F payable to Ribble Valley Borough Council.

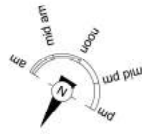
Lees House Farm

Approximate Gross Internal Area : 217.25 sq m / 2338.46 sq ft

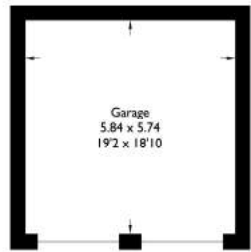
Summer House : 12.21 sq m / 131.42 sq ft

Garage : 33.52 sq m / 360.80 sq ft

Total : 262.98 sq m / 2830.69 sq ft



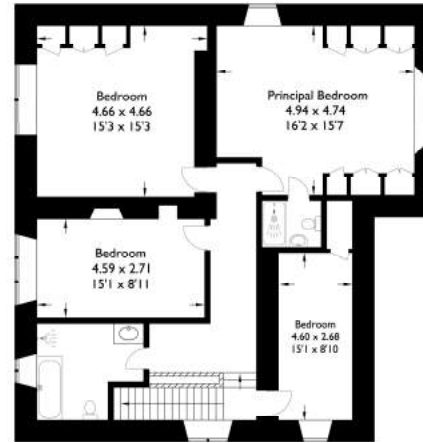
Summer House



Garage



Ground Floor



First Floor

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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01200 42 41 42
mswhewetsons.co.uk