



# The Holly

Leagram Road | Chipping | Preston | Lancashire | PR3 2QT

MSW HEWETSONS



# The Holly

Guide Price of £1,475,000

A substantial rural home set in a beautiful location, enjoying far-reaching views over the surrounding open countryside. The property sits within extensive landscaped gardens, thoughtfully designed to complement the natural topography and meticulously maintained throughout. This spacious family home offers four reception rooms, a farmhouse-style kitchen, a generous principal bedroom suite, and four further bedrooms, three of which benefit from en suite facilities. Externally, there is a detached triple garage with workshop.

With the benefit of oil-fired central heating and domestic hot water, together with hardwood double glazing, the property is a warm and comfortable family home and practical to run.

The property is accessed from the main road via substantial, traditional timber electric gates, which open onto a large stone-set driveway providing parking for several vehicles. Adjacent to the driveway is a spacious detached triple garage, offering additional storage, a workshop, and a gardener's toilet. Next to the garage is a galvanised steel kennel and log store. The property has been created by the conversion of a previous stock barn. The original stonework and timber features have been retained and incorporated into the design and layout to create a property of comfort with a practical flow and spacious family rooms.

The property is located close to the popular and historic village of Chipping within the parish of the Ribble Valley and Bowland Forest, a designated area of outstanding natural beauty with renowned countryside fell walking. There are great countryside pursuits

opportunities with well-established local pheasant shoots and fishing on the Hodder and Ribble.

In terms of amenities, the principal shopping centres can be found in Longridge and Clitheroe, while the property also benefits from convenient access to the major commercial centres of the North. Preston railway station is approximately 35 minutes away, offering regular services, including direct connections to London Euston.

Educational opportunities are well catered for with a multitude of primary and secondary highly rated schools in both the public and private sector within close proximity.

The area is also well served by a number of long-established and highly regarded pubs and restaurants. Of particular note is renowned Inn at Whitewell, located on the Duchy of Lancaster Estate.

# Summary of Accommodation

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## Ground Floor

Reception hallway, farmhouse kitchen, utility, boot room, dining room, living room, sitting room.

The breakfast kitchen is situated to the rear elevation with views to the main garden. High-quality fitted kitchen furniture, including an island area. Traditional AGA, built-in high-end utility and white goods, complementary marble works surfaces, tasteful decor and flooring.

The reception rooms have traditional bespoke fireplaces with stone or brick finish. These rooms have numerous built-in features and finishings with complementary lighting and immaculate decor.

## First Floor

Spacious principal bedroom suite including dressing room with wardrobe and en suite, open landing and traditional timber stairs leading to further bedrooms; bedroom two with en suite, bedroom three with en suite, bedroom four with en suite, bedroom five/study.

## External

The gardens are primarily laid to lawn areas and are stocked with a numerous specimen trees and shrubs. The main garden area is to the immediate rear of the property which can be enjoyed from the ground floor rooms, there is direct access from the house on to an adjoining stone flagged patio which is perfect for summer entertaining and dining.

There is a separate terraced patio with views down to a lower garden which has a secondary access from the main road, the lower garden areas are less formal with walkways and a natural layout. To the upper west side of the garden, there is a vegetable garden and green house providing seasonal produce.

# Property Information

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## Services

- Mains Electricity,
- Mains Water
- Private sewage
- Oil heating

## Council Tax

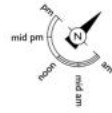
- Band G payable to Ribble Valley Borough Council.

## Viewings

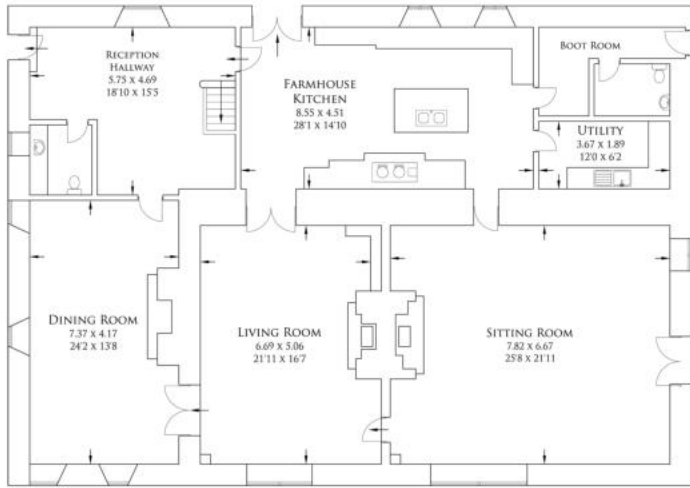
- Strictly by prior appointment with agent.

# THE HOLLY

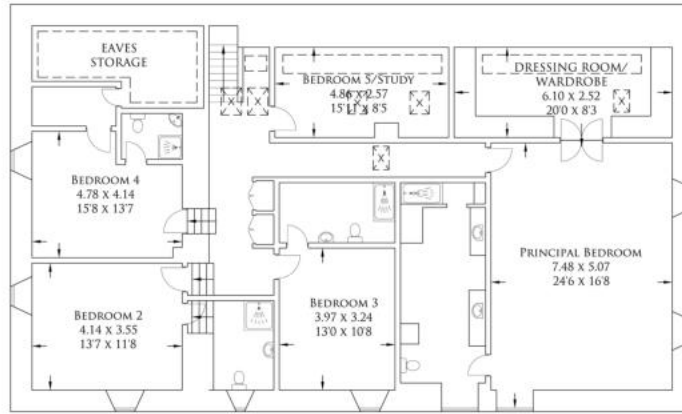
APPROXIMATE GROSS INTERNAL AREA : 384.23 SQ.M. / 4135.81 SQ\_FT  
 OUTBUILDING : 96.69 SQ.M. / 1040.76 SQ\_FT  
 TOTAL : 480.92 SQ.M. / 5176.58 SQ\_FT



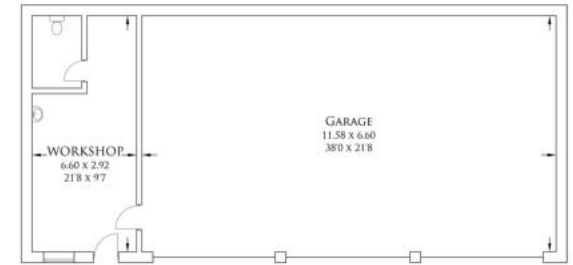
--- RESTRICTED HEAD HEIGHT



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

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

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.







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