

Skipton 9 Miles

Clitheroe 11 Miles

Moorside Farm Lane Bottom Barnoldswick Lancashire

About 33 Acres



A desirable country retreat comprising an immaculate four bedroom attached residence, one bedroom self contained cottage, detached stone built double garage and attractive landscaped gardens holding extensive views of the open countryside.

The property is freehold with vacant possession and is offered for sale with 3 acres of landscaped gardens and the adjoining croft. Additionally there are 30 acres of meadow and pastureland.

Price: House and Cottage in 3 acres £695,000
Meadow and Pastureland about 30 acres £125,000

Viewing: By appointment through the selling agents.

Selling agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH. Tel: 01200 441 351. Fax: 01200 441 666.

The House and Cottage are stone built under a slate roof as is the detached garage. There is a separately owned neighbouring property adjoining the south west side of the cottage. All three properties were converted from a traditional farmhouse and barn range of buildings some ten years ago.

MOORSIDE HOUSE has been very tastefully developed and refurbished with the following accommodation:

Entrance Porch with stone cobbles, exposed beams, panelled ceiling and light.

Reception Hall with exposed beams and stonework, oak wood floor and stairway leading to the first floor. Built-in oak book case, radiator with oak cover. Feature oak entrance door with colour and leaded lights. Oak panel and leaded light internal doors.

Lounge (23'6" x 17'0") Exposed beams and oak floor. Windows with shutters and a window seat. Patio doors. Stone fireplace and hearth with log burning stove. Built-in oak cupboards and corner display cabinet. Radiators with covers.

Sitting Room (19'0" x 13'6") Exposed beams. Stone fireplace and hearth with stone shelving to the side. "Barbas" built in solid fuel fire. 2 radiators. Oak windows with shutters. Curved oak steps from the hall.

Study (10'3" x 9'6") Oak window frames and shutters, stone window seat, radiator.

Dining Room (12'3" x 10'9") Tiled floor with underfloor heating. Patio doors leading to the patio at the rear. Radiator. Tall cupboard unit. Stone steps leading to the Kitchen.

Kitchen (13'3" x 10' 6") Exposed beams. Stone flagged floor. Oak window frames. Oak fitted kitchen with beech work surfaces and wall display cupboards, tiled splashbacks. Integrated dishwasher and fridge unit. Oil fired two plate Aga, gas hob with electric oven, hood with overhead extractor. One and a half bowl porcelain sink.

Utility (10'0" x 7'3") Beamed ceiling. Stone flagged floor and exposed stone work. Oak window frame. Oak base and wall units, Belfast sink. Plumbing for automatic washing machine. Heated towel rail. Oak panelled outer door.

Cloakroom Toilet and wash hand basin.

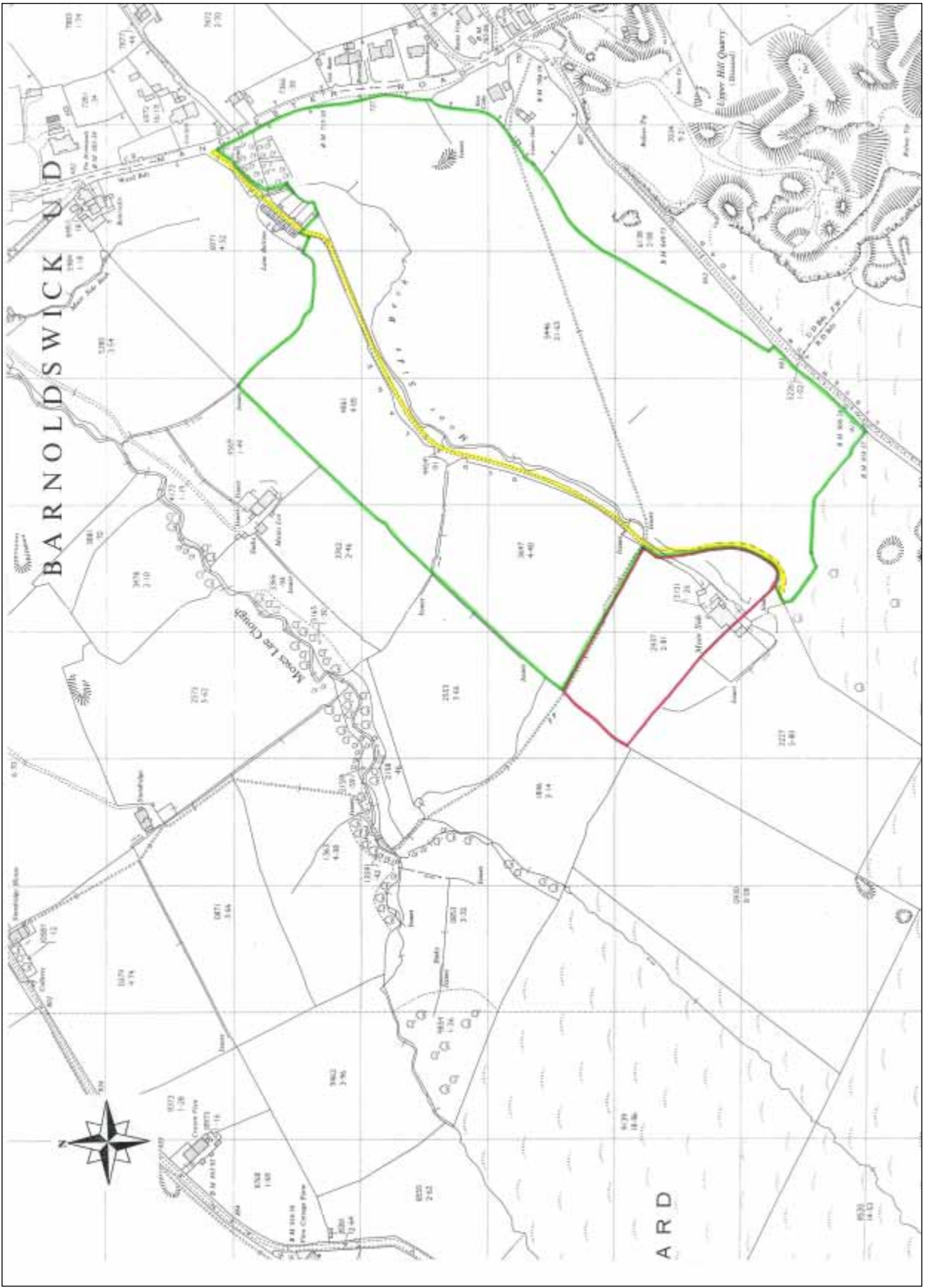
First Floor. Landing with entrances to 4 bedrooms, house bathroom and store room. Exposed beams and stone work. Velux roof light. Airing cupboard with oak double doors and heated towel rail. Loft hatch with sliding ladder.

Master Bedroom 1 (17'6" x 13'0") Beamed ceiling. Oak floor and windows with window seat. Fitted furniture including wardrobe with light fitting, drawers, cupboards and dressing table. Basket grate fireplace with stone surround and hearth. Radiator. Oak panel and leaded light door to the **En-suite Bathroom** incorporating a white three piece suite comprising roll top bath, low flush toilet, wash hand basin set in polished granite surround with oak cupboard and drawers. Oak flooring. Acomo multijet shower cubicle. Heated towel rail. Extractor fan. Velux double glazed window.

Bedroom 2 (11'3" x 9'6") with recess. Exposed beams and stonework. Stone window seat. Radiator.

Bedroom 3 (11'6" x 10'0") Exposed beams and stonework. Oak framed window. Velux double glazed roof light. Radiator.







Bedroom 4 (10'3" x 10'0") Exposed beams. Range of wardrobes and cupboards with sliding doors. 2 windows with oak frames. Radiator.

House Bathroom incorporating white suite with gold fittings, comprising roll top bath with shower attachment, toilet, wash basin and corner shower cubicle. Oak floor and window frame. Radiator and heated towel rail combined. Extractor fan. Shaver socket.

Store Room with Heatrae Sadia Megaflo cylinder, gas boiler, radiator, access to further eaves storage.

QUARRY COTTAGE is a compact self-contained dwelling with the following accommodation:

Sitting Room (16'0" x 12'0") Stone fireplace and hearth with Montrose multifuel stove. Radiator.

Kitchen (11'3" x 6'6") Pine base cupboards and drawer units with laminate work surfaces. Wall cupboards with pelmet lighting. Stainless steel one and a half bowl sink unit. Gas cooker point. Plumbing for automatic washing machine. Tiled floor. Radiator. Panelled and glazed outer door leading to the walled rear garden.

First Floor. Landing with entrances to the Bedroom and Bathroom as follows:

Bedroom (13'3" x 9'3") Exposed beam. 2 windows. 2 radiators.

Bathroom incorporating a white 3 piece suite comprising pine panelled bath in tiled surround, low flush toilet, pedestal wash basin with splashback and tiled shower cubicle. 2 windows. Extractor fan. Radiator.

Second Floor. Stairway from the First Floor landing to a single room.

Attic Room (17'0" x 11'9") created within the roof space. Exposed beams. Radiator. Gable window. Access to storage areas in the eaves.

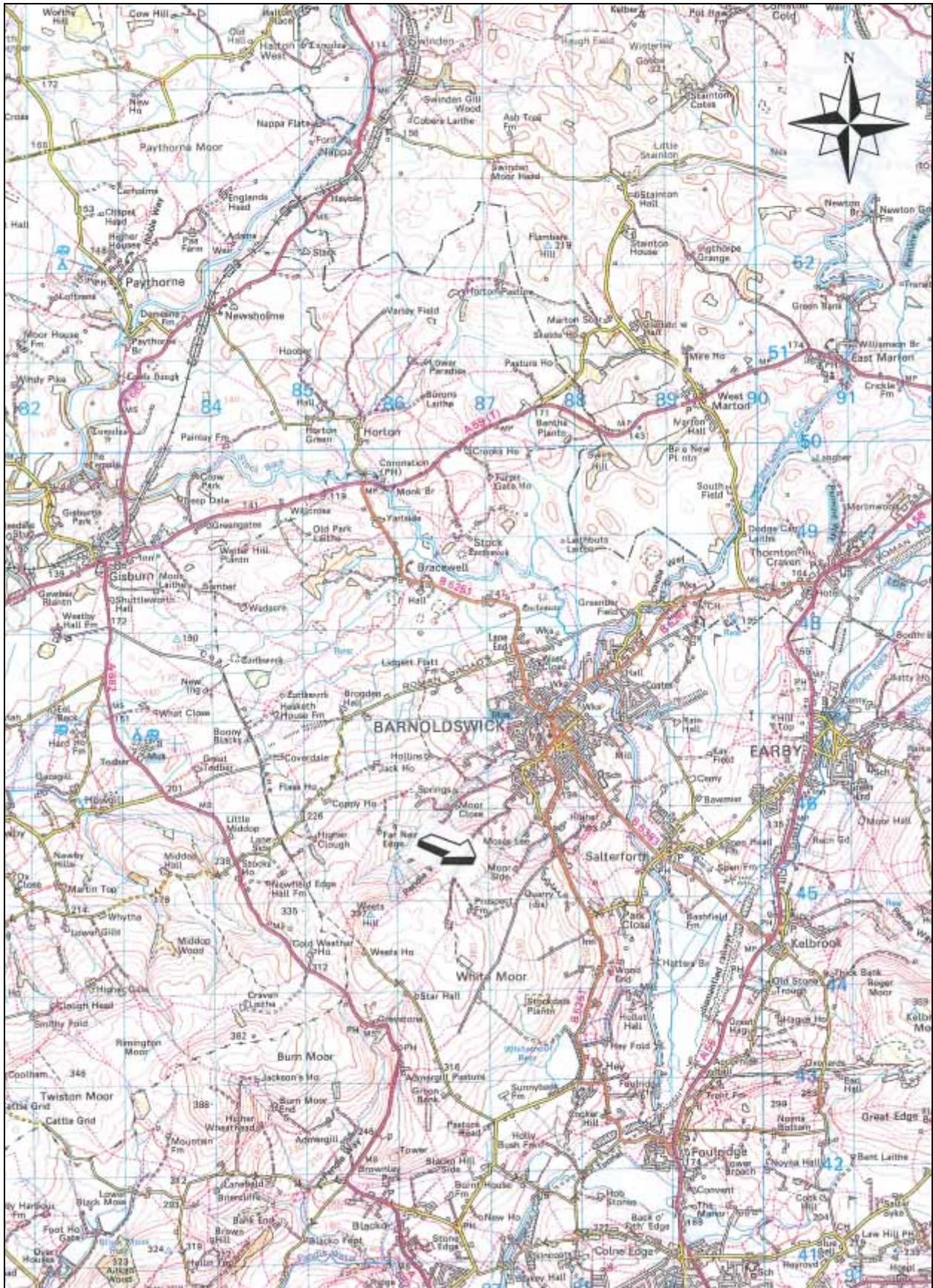
Outside

Detached Stonebuilt Garage (19'6" x 18'6") Oak sliding door. Tiled floor, electric light and power. Security shutter to the window. Mezzanine storage area. Steel security door to separate bike store. Entrance Vestibule with oak panelled outer door. Integral open log store.

Hartley Botanic Greenhouse (13'3" x 6'6") with green frame on a stone base and flagged frontage.

Attractive landscaped gardens and croft shown edged red on the sale plan.

Additional meadow and pasture land shown edged green on the plan.



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