



# Staple Oak

Trough Road | Dunsop Bridge | BB7 3BG

**MSW HEWETSONS**

Surveyors • Estate Agents









## Staple Oak Trough Road Dunsop Bridge BB7 3BG

Guide Price £1,950,000

Set in 2.2 acres of landscaped gardens Staple Oak represents a magnificent country home in an exceptional rural setting.

A superb and immaculate country house which has undergone a programme of sympathetic refurbishment and extension by the current owners. The quality of work is self evident with the house retaining many of its period features. Offering five reception rooms, five bedrooms with two en-suites, house bathroom, shower room and a detached one bedroom apartment.

The property is approached via remote controlled gates with a gravel driveway and a five car oak garage with the apartment over.

The gardens are wonderfully arranged to provide privacy yet affords magnificent views of the surrounding countryside taking in Mellor Knoll, Burholme Fell and Fairy Holes.

Clitheroe 9.7 miles  
Lancaster 14.9 miles  
Preston 19 miles  
Manchester 39.7 miles

Distances all approximate.

**Entrance Hall**  
Stone floor

**Bothy**  
Two-piece suite

### Reception Hallway

Oak staircase to first floor with hand-made oak spindles and balustrade. Opening to sitting room with Clear-View wood-burning stove and original stone fireplace.



### Breakfast Kitchen

Electric three-oven Aga finished in pewter. Bespoke built kitchen with built-in Neff, Fisher and Paykel appliances. Underfloor heating extending through to morning and dining areas. Extensive views over the lawned gardens and Mellor Knoll.

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**County Register**

[www.countyregister.com](http://www.countyregister.com)



# Particulars of Sale

## Utility

Fitted units and cupboards.

## Pantry

Fitted shelving.

## Boot Room

## Linen Room

Fitted units

## Boiler Room

Twin central heating boilers.

## Drawing Room

Opening doors to the lawned gardens. Maple floor and cast-iron open fireplace with marble surround.

## Library

Fitted bookcases and oak floor.

## Cloaks

Two-piece suite.

## Home Cinema

With Bose surround sound.

## Office

Oak floor and twin opening doors to:

## Orangery

Bespoke oak framed orangery with outstanding views of the lawned gardens, neighbouring fields and the Trough of Bowland. Underfloor heating.

## First Floor

## Landing

Access to bedroom accommodation.

## Master Suite

Outstanding views of Mellor Knoll and the valley towards Whitewell. Cast-iron fireplace.

## Dressing Area

Ladies and Gents wardrobes with drawers and shelving.

## En-Suite

Bespoke five-piece suite incorporating bath, shower enclosure, WC and fitted Laufen twin hand basins.

## Bedroom Two

Exposed ceiling beams and purlins.

## Study

With hand finished fitted bookcases.

## En-Suite

Three-piece shower room.

## Store Room

Fitted shelving.

## Bedroom Three

With views to the lawned gardens and Mellor Knoll ?? Hand-made fitted wardrobes.

## House Bathroom

Roll-top ball and claw cast-iron bath, basin and WC.

## Inner Landing

## House Shower Room

Shower enclosure with twin heads, WC and handbasin.

## Bedroom Four

Hand-made wardrobes.

## Bedroom Five

Hand-made wardrobes.

## Garden Annex - First floor

## Living Dining Kitchen

Fitted kitchen.

## Cloak Room

Two-piece suite.

## Bedroom

Generous double bedroom.

## En-Suite

Three piece shower room with hand basin, W.C. and

corner shower.

## External

The ground floor of the garden annex is made up of a double and triple car garages with power and lighting.

## Rear Courtyard

Stone built dog kennel with run.

## Gardens

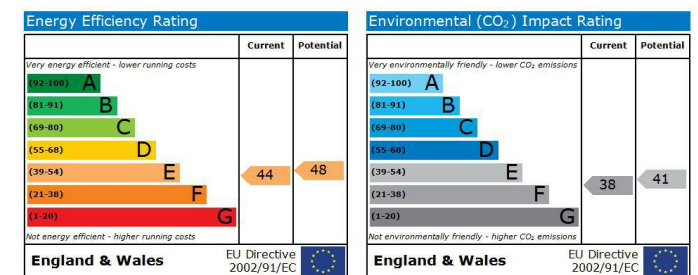
Extensive lawned gardens with mature trees and planted islands.

Private driveway with electric gates.

## Services

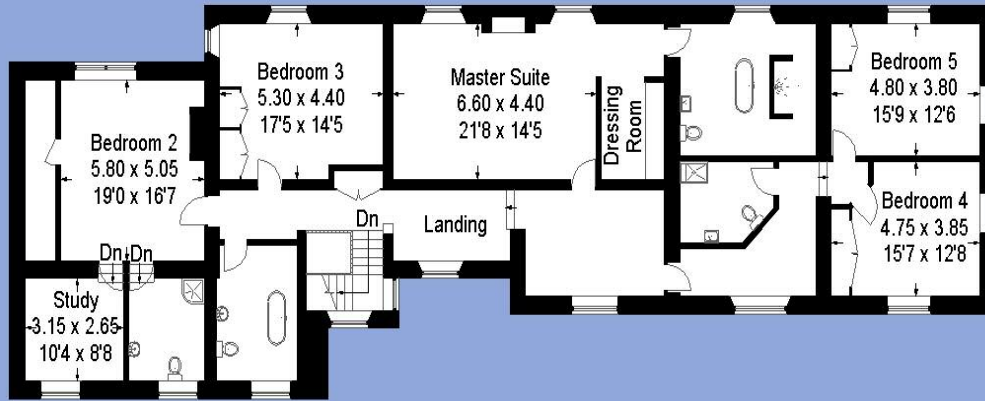
Septic tank drainage, mains water, mains electricity and oil-fired central heating. Security system installed.

**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.

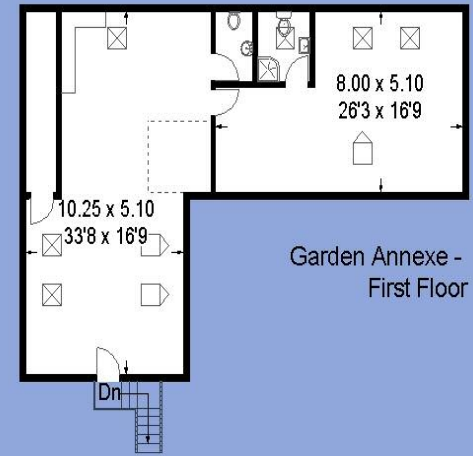


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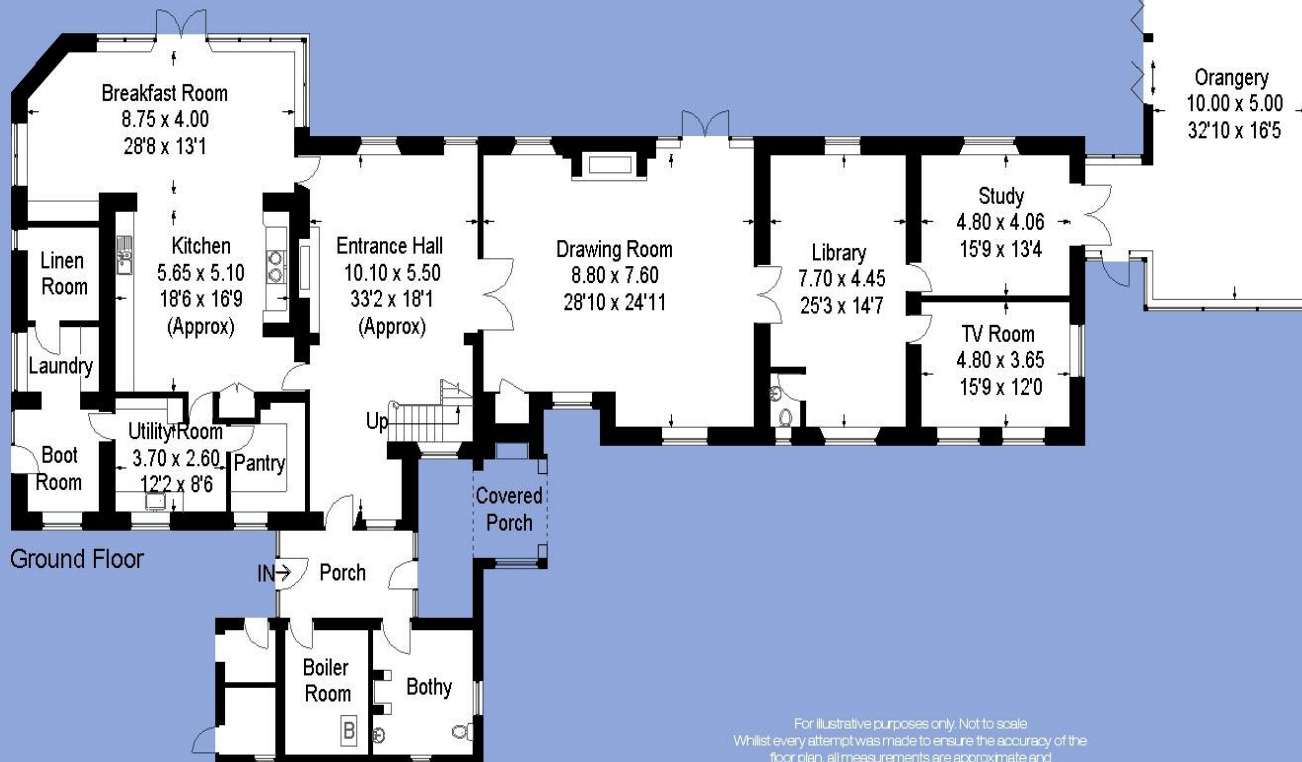
Approximate Gross Internal Area :-  
 Main House :- 680 sq m / 7319 sq ft  
 Outbuilding :- 193 sq m / 2077 sq ft  
 Total :- 873 sq m / 9397 sq ft



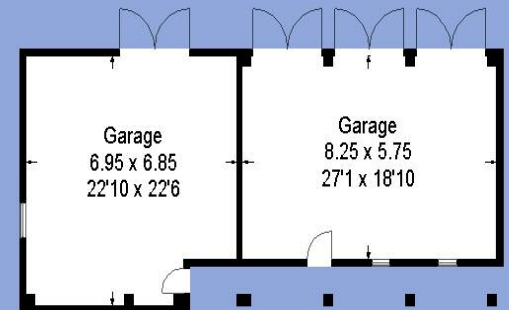
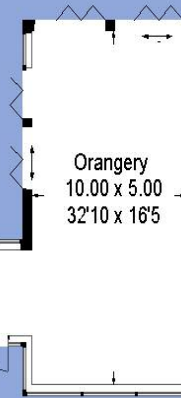
First Floor



Garden Annexe - First Floor



Ground Floor

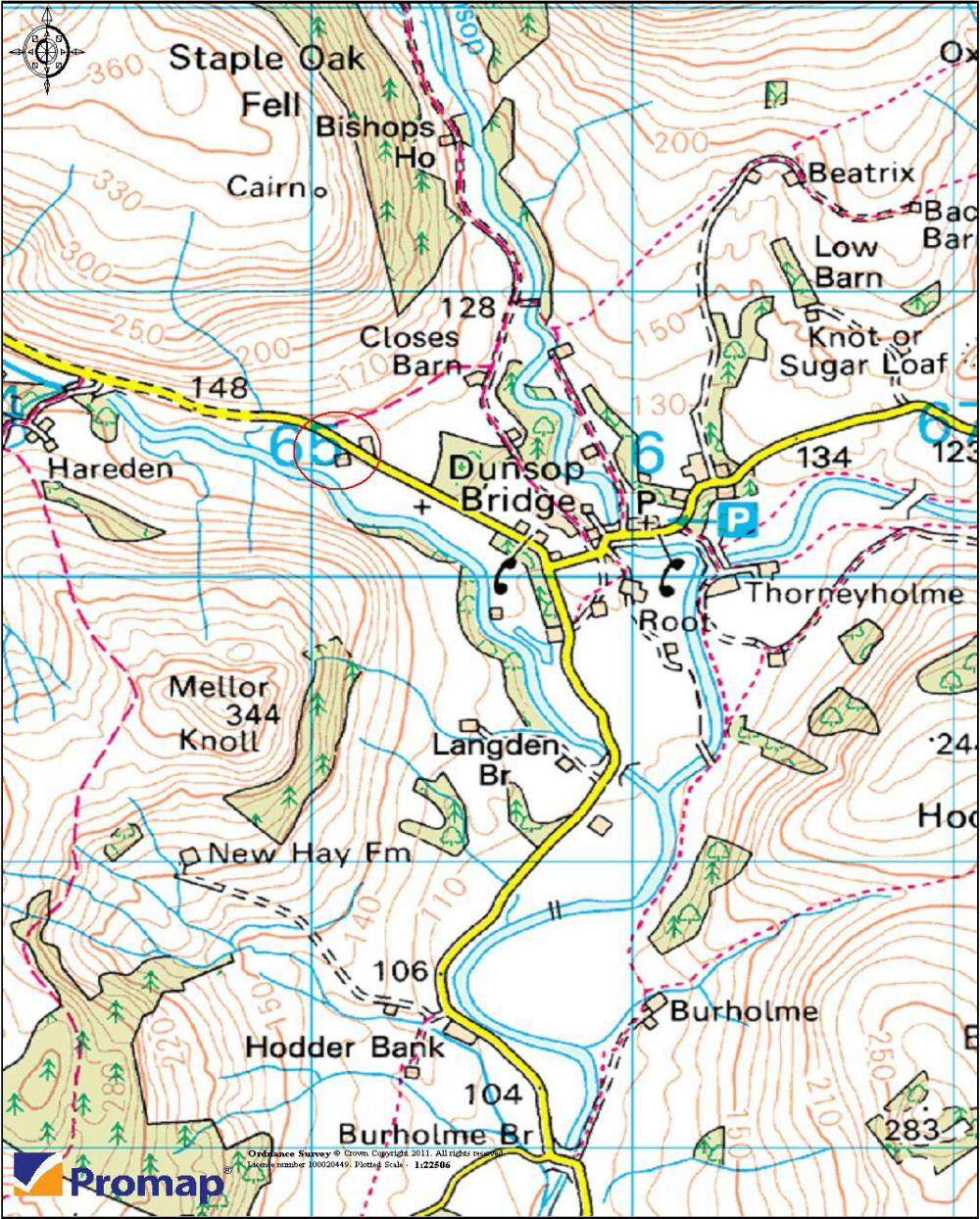
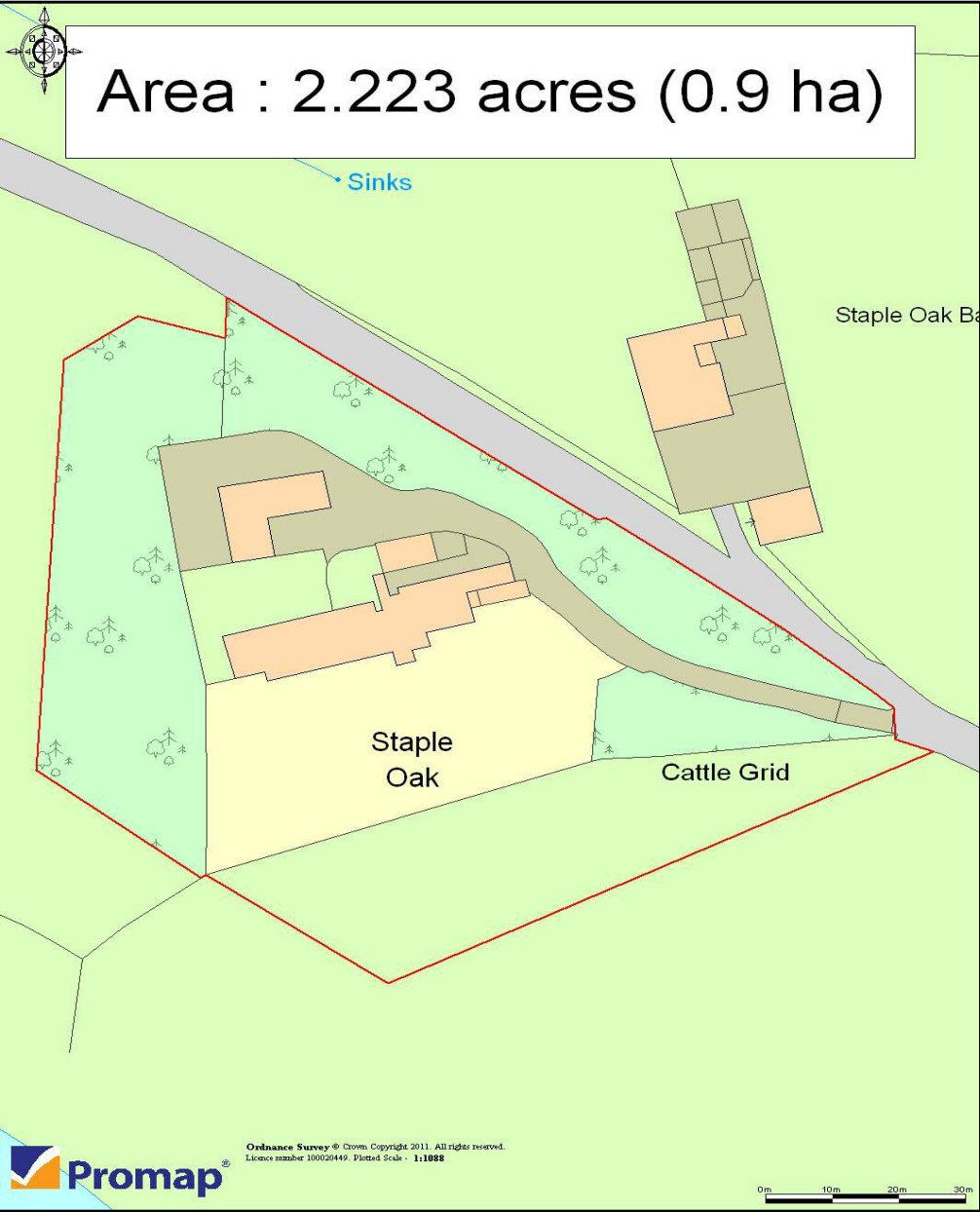


Garden Annexe - Ground Floor  
 (Not Shown In Actual Location/ Orientation)

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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