



# Bustards Farm

Rimington Lane | Rimington | BB7 4DS

MSW HEWETSONS



# Bustards Farm

Guide Price of £795,000

Rimington Lane | Rimington  
Clitheroe | BB7 4DS

An historic detached Grade II period village house which has been substantially and comprehensively renovated over the last few years to offer well proportioned family accommodation with a wealth of features including stone mullions and original timber trussed beamed ceilings.

With large south facing gardens to the rear with spectacular views across the valley to Pendle Hill.

Detached garage to the rear for which planning permission is likely to be obtained for annex.

#### Entrance Porch

Traditional timber panel door, sealed unit double-glazed timber side windows and quarry tiled floor.

#### Reception Hallway

Travertine tiled floor, understairs storage area, timber balustrade staircase leading to first floor accommodation.

#### Utility Room

Fitted base units with complimentary marble work surfaces and pot enamel Belfast sink with mixer tap and complimentary ceramic tiled splash backs. Plumbed for automatic

washing machine and dryer, travertine marble tiled floor, single panel central heating radiator, built-in cupboards, sealed unit double-glazed timber window to rear elevation, extractor fan and fitted spotlighting.

#### Cloaks

Sealed unit double-glazed timber window, extractor fan, low-level WC, bracket wash hand basin with tiled splash backs, single panel central heating radiator and travertine tiled floor.

#### Dining Kitchen

#### Kitchen Area

Single-glazed timber window to rear elevation. Range of high-quality fitted base and wall units with complimentary marble work surfaces and tiled splash backs. Original timber trussed ceiling and timber insets. Travertine marble tiled floor. 'Rangemaster'

ceramic electric hob with double oven and grill beneath and brushed stainless steel extractor. Low-voltage spotlighting. Underfloor heating (wet system).

#### Dining Area

Fitted base and wall units again with complementary marble work surfaces and tiled splash backs. Original stone mullion window to front elevation. Travertine marble tiled floor, original trussed beam ceiling and front glazed preservation porch to protect the original ancient studded door. Underfloor heating (wet system).

#### Day Room

Multi-fuel stove on flag hearth, stone flag floor, timber windows to front, gable and rear elevations, double panel central heating radiator, original trussed beam ceiling, double-glazed multi-pane rear door leading to rear gardens and patio areas.

# Particulars of sale

## Snug Room

Original stone mullion timber window to front elevation, double panel central heating radiator and timber beam ceiling.

## Living Room

Superb open living room with separate dining area. Double sealed unit double-glazed timber feature windows to rear elevation with central double-glazed French doors leading to patio and gardens. To the rear of the property is the original timber glazed stone mullion window. Two double panel central heating radiators, timber beam ceiling and low-voltage spotlighting. Log-burning stove in raised stone flag hearth with timber mantel and dressed stone side columns.

## First Floor

### Staircase

Original timber return staircase with solid handrail, newel posts and spindles. Original sky light at half landing.

### Landing

Return landing with double panel central heating radiator and low-voltage spotlighting.

### Master Bedroom Suite

Superb master bedroom with twin sealed unit double-glazed windows to front elevation and original stone mullion leaded window to rear elevation. Original timber trussed roof timbers and skylight. Two double panel central heating radiators.

Between the ground and first floor is a glazed area to the principal bedroom and a glazed balcony leading back to the main house with open access to the dining room at ground floor.

### En-Suite Shower Room

Containing three-piece suite comprising oversized shower cubicle with tray and ceramic tiling, low-level WC, pedestal wash hand basin and sealed unit double-glazed timber window to rear elevation. Wall-mounted chrome radiator towel rail.

### Bedroom Two

Timber stone mullion window to front elevation, sealed unit double-glazed timber window to gable elevation and double panel central heating radiator.

### Bedroom Three

Timber stone mullion window to front elevation and double panel central heating radiator.

### Bedroom Four

Single-glazed timber window to rear elevation and double panel central heating radiator.

### House Bathroom

Containing four-piece suite comprising corner bath, large oversized shower cubicle, pedestal wash hand basin, low-level WC, single-glazed timber window to rear elevation, single panel central heating radiator, extractor fan, spotlighting and half ceramic tiled walls.

## External

The property has attractive mature lawned garden areas to the rear with floral borders and mature trees with private driveway leading to parking area and detached double garage.

Please note that there has been a planning enquiry to convert this garage into a separate annex for which there is a planning dictation relating.

## Services

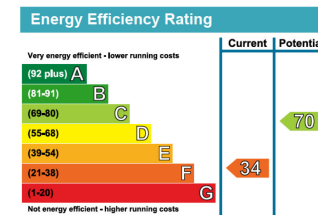
Mains electricity, mains water, oil-fired central heating and mains sewerage.

## Tenure

Freehold with vacant possession upon legal completion.

## Council Tax Band 'G'

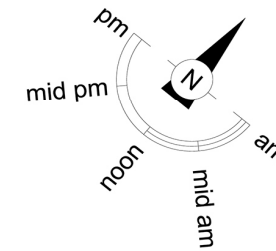
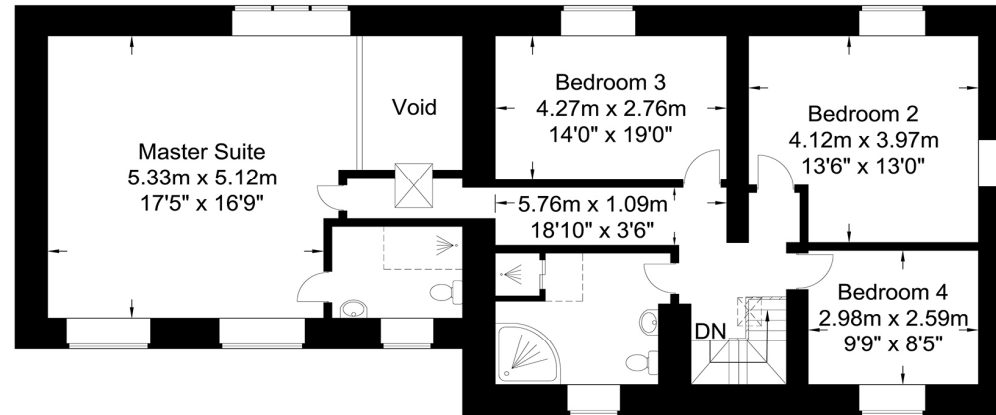
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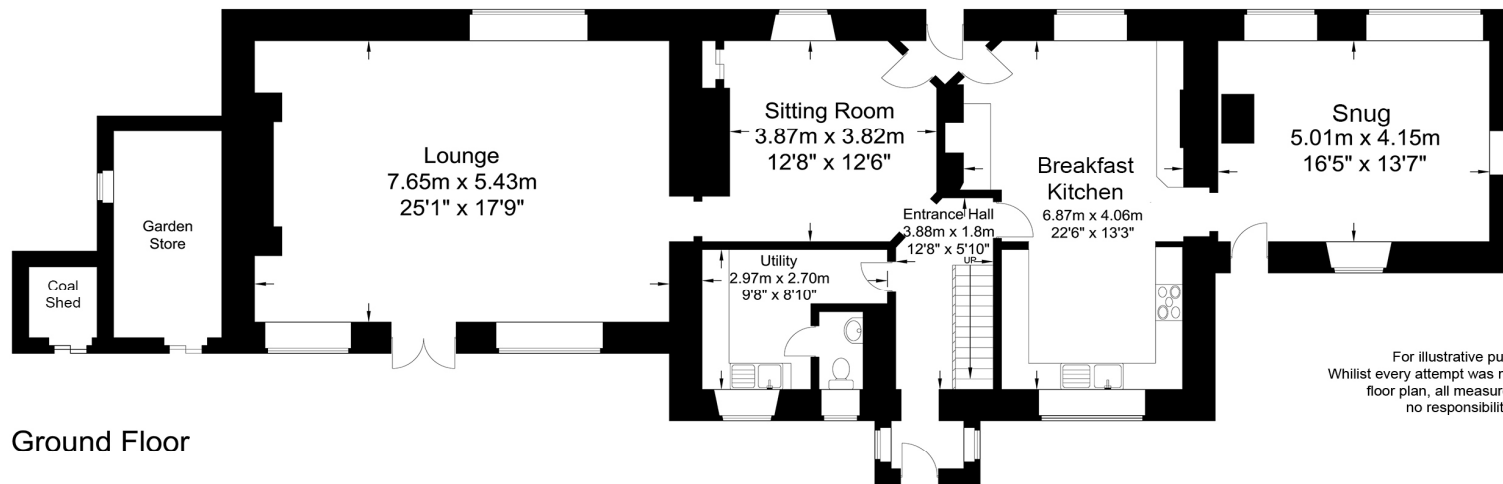
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Approximate Gross Internal Area :- 245.37 sq m / 2641.14 sq ft

Total :- 245.37 sq m / 2641.14 sq ft

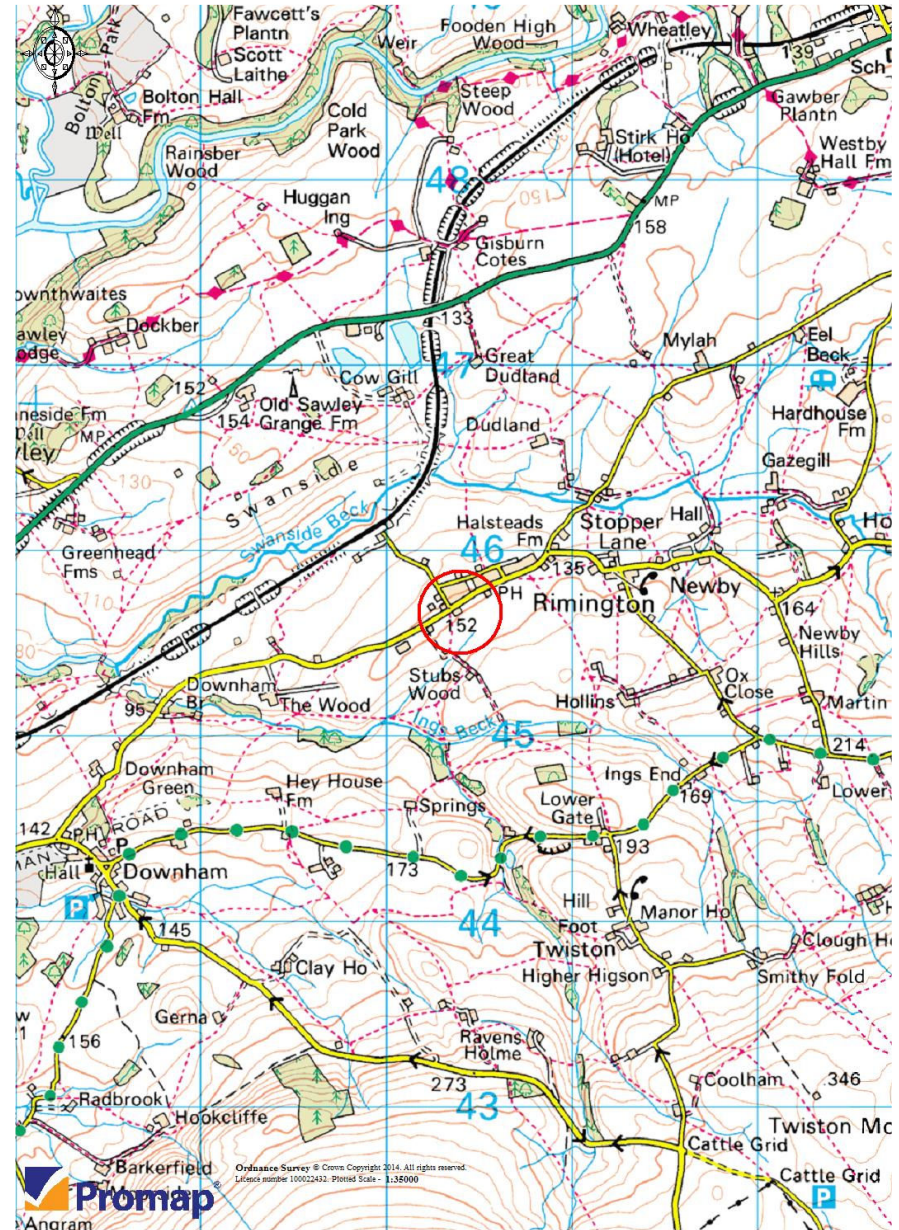
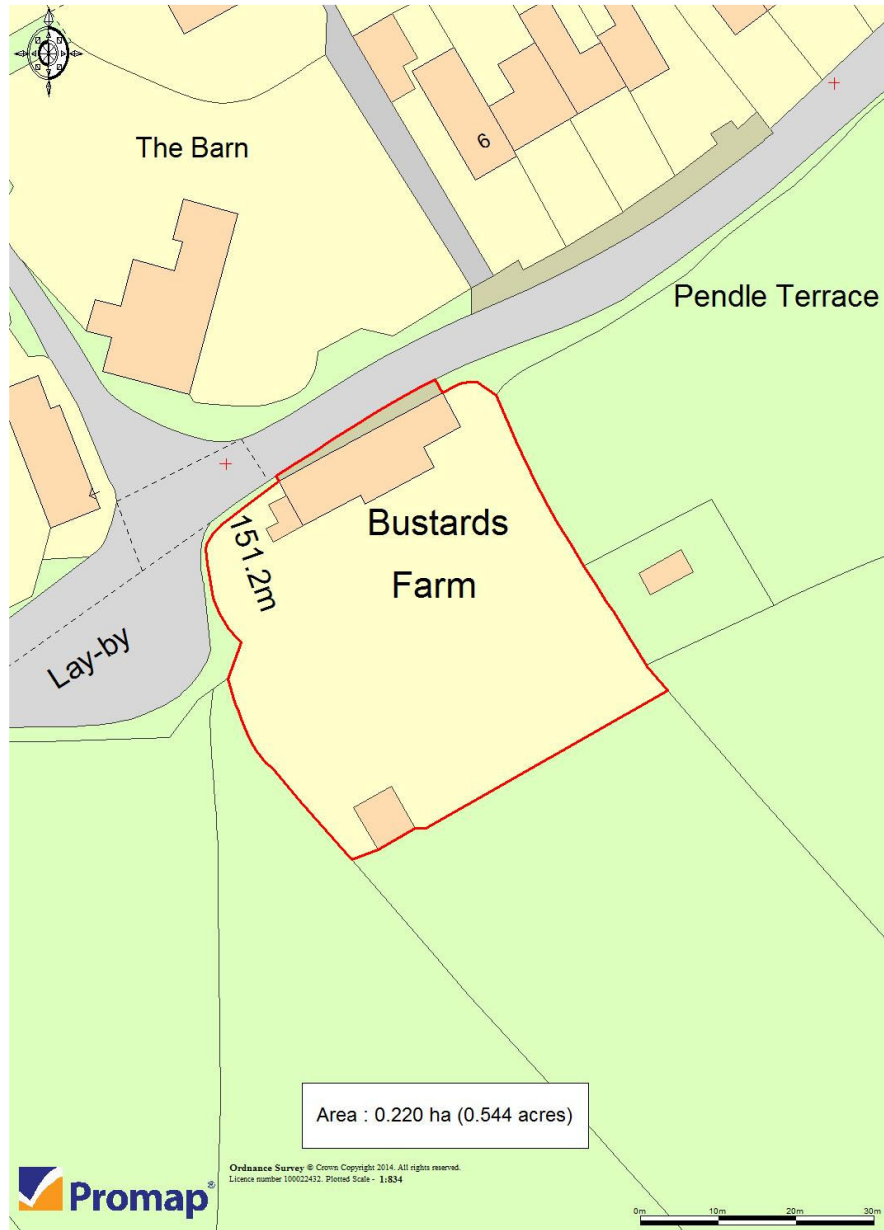


First Floor



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

Ground Floor



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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