



Palewood House

Whitewell Road | Cowark | Whitewell | BB7 3DG

MSW HEWETSONS



Palewood House

Guide Price of £1,150,000

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A detached barn situated in the heart of the Ribble Valley with spectacular open views, exceptional accommodation and extensive mature gardens.

Ground Floor

Reception hallway

Open reception hallway with two sealed unit double-glazed hardwood windows to rear elevation, double panel central heating radiator and beamed ceiling.

Cloaks

Containing two-piece suite comprising pedestal wash hand basin, low-level WC, single panel radiator, extractor fan and sealed unit hardwood double-glazed window.

Sitting Room

A super light sitting room with sealed unit double-glazed windows to gable and front elevation also sealed unit double-glazed patio doors. Carved stone open dog grate fireplace with canopy. Three double panel central heating radiators and beamed ceiling. Understairs storage cupboard.

Dining Room

Double timber doors leading to dining room,

sealed unit double-glazed hardwood windows to rear elevation, two radiators in covers and beamed ceiling.

Breakfast Kitchen

Five-oven Aga, range of high-quality built-in kitchen units with complementary marble work surfaces. 'Neff' ceramic hob, built-in 'Neff' electric oven and grill, built-in 'Neff' wine cooler and built-in 'Neff' dishwasher. Sealed unit double-glazed hardwood windows to front and gable elevation, hardwood glazed door and stone flag floor.

Snug Room

Situated between the sitting room and kitchen, dressed stone fireplace with raised stone hearth, brick back and clear-view multi-fuel stove. Fitted cupboards and shelving. Radiator in cover.

Inner Hallway

Stone flag floor and single panel radiator. Leading to:

Pantry

Excellent walk-in pantry with a stone flag floor, stone flag cold store and timber shelving.

Utility Room

Single drainer stainless steel sink unit with mixer tap, fitted base and wall units, plumbed for washing machine and dryer and ample space for large fridge units.

Cloaks

With low-level WC, pedestal wash hand basin, stone flag floor and single radiator.

Rear Porch

Stone flag floor, sealed unit double-glazed door and window. Single panel central heating radiator.

Boiler room / boot room

'Trianco' oil-fired boiler supplying central heating and domestic hot water, stone flag floor, cloaks hanging, single panel central heating radiator and sealed unit double-glazed doorway.

Particulars of sale

First Floor

Staircases

The property has the benefit of two staircases, one leading from the main reception hallway and one from the rear hallway, both with timber balustrade.

Landing

Open landing, timber boarded flooring, original beamed ceiling, twin stained glass skylights and two single panel central heating radiators.

Bedroom One

Sealed unit double-glazed timber windows to gable and front elevation, timber staircase leading to mezzanine open private lounge/office area. Single panel central heating radiator.

Dressing Room

En-suite dressing room with fitted cupboards, sealed unit double-glazed timber window and single radiator.

En-suite Bathroom

Timber paneled bath with antique style mixer tap shower fitment, low-level WC, wash hand basin in vanity unit and walk-in shower. Large sealed unit double-glazed hardwood timber window to rear elevation and antique style brass radiator towel rail.

Bedroom Two

Sealed unit double-glazed hardwood window to rear elevation and single panel central heating radiator.

En-suite Shower Room

Containing fully tiled shower cubicle, pedestal

wash hand basin and low-level WC.

Bedroom Three

Sealed unit double-glazed timber hardwood window to front elevation and single panel central heating radiator.

En-suite Shower Room

With fully tiled shower cubicle, low-level WC, pedestal wash hand basin and sealed unit double-glazed hardwood window to gable elevation.

Bedroom Four

Sealed unit double-glazed hardwood timber window to front elevation and single panel central heating radiator.

En-suite Dressing Room

Feature circular hardwood double-glazed timber window, fitted wardrobes and single radiator.

House bathroom

Containing handle grip panel bath, large walk-in shower, pedestal wash hand basin, low-level WC and feature circular hardwood double-glazed window.

Snooker room

Timber parquet floor, original timber truss ceiling, sealed unit hardwood double-glazed windows to rear elevation and two single radiators.

External

Entrance

Wrought iron double gates set on stone

columned posts. Stone sets driveway and parking area.

Gardens

Palewood House has magnificent mature gardens, the main feature garden is to the west elevation where the original natural stream has been incorporated into a superb ornamental garden with feature pond, waterfall and oriental style stone bridge. There is also a stone raised barbeque patio with wrought iron fencing, feature walk-through pergola leading to upper lawns and separate gated entrance.

Wine Cellar

Stone staircase leading to original stone vaulted wine cellars.

Front lawns

To the front of the property is a large manicured lawn and mature oak tree. Stone flag patio area, separate paddock, timber garden stores and oil storage tanks.

Garaging

There is a separate electric wrought iron gateway leading to a double car port garage with stone flag parking area.

Services

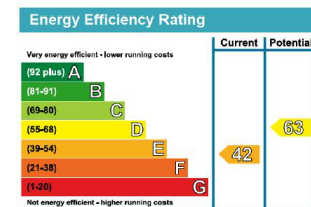
Mains electricity, private water supply and sewerage to septic tank.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council tax band 'H' Payable 2014/15
£2,965.34

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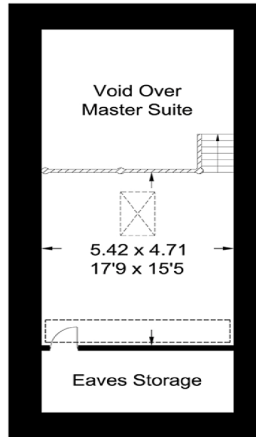
Palewood House

Approximate Gross Internal Area :- 494.4 sq m / 5321.67 sq ft

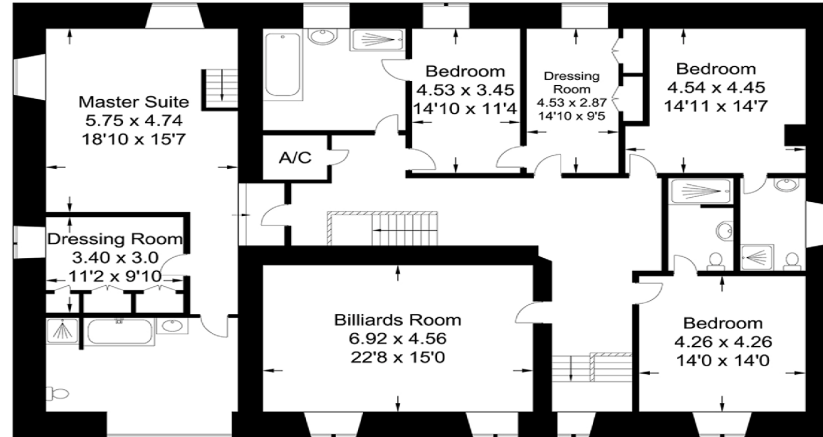
Garage :- 46.61 sq m / 501.70 sq ft

Wine Cellar :- 35.56 sq m / 382.76 sq ft

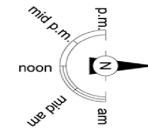
Total :- 576.57 sq m / 6206.14 sq ft



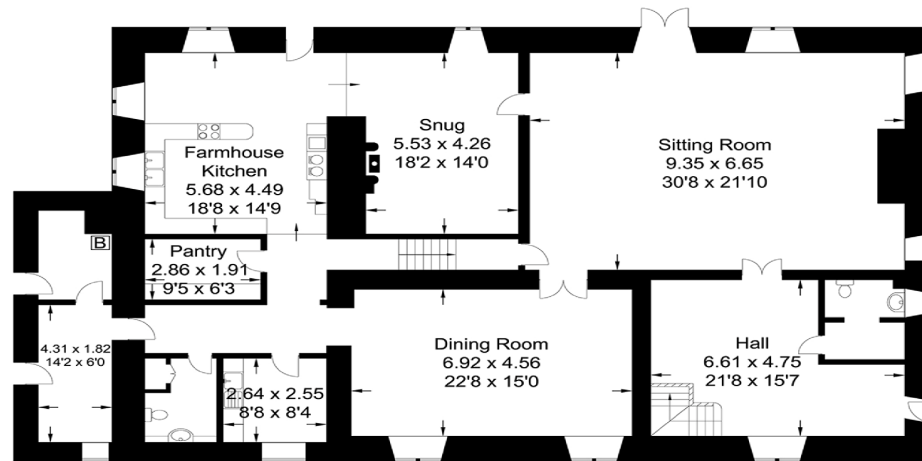
Second Floor



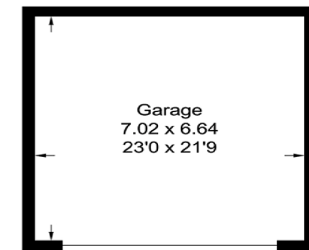
First Floor



Wine Cellar



Ground Floor



Garage

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



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





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