



Braeside

Hill Lane | Colne | Lancashire | BB8 7EF

MSW HEWETSONS



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Guide Price of £895,000

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Detached family house situated in a quiet cul-de-sac position with adjacent open fields and long distance rural views. Situated on the outskirts of the town and therefore within minutes of local facilities and the motorway network making the property easily accessible from the major business centres of both Lancashire and Yorkshire. Set in mature well-tended gardens including greenhouse and vegetable garden. External heated swimming pool, detached annex and garage. A property of great character and style which has been maintained and improved by the present owners offering well planned extensive family accommodation in this popular and accessible residential area.

Construction

The property is constructed of red Accrington brickwork with spa-dashed upper elevations and pitched tiled roof supported on timber.

UPVC double-glazed leaded windows. Gas central heating and domestic hot water.

Accommodation Comprising

Ground Floor

Entrance Porch

Original circular stained glass floral leaded light window to timber panelled doorway, radiator, coved ceiling, matwell.

Cloaks

Containing a two-piece suite comprising of wc, corner pedestal wash hand basin, window to side elevation, chrome radiator towel rail, coved ceiling.

Reception Hallway

Large open reception hallway, two radiators, coved ceiling. Corner solid oak 'old charm'

fitted carved bar leaded glass fronted corner drinks cabinet.

Sitting Room

Original leaded stained glass timber entrance door from reception hallway, two radiators, large leaded bow window to front elevation.

Original stained glass leaded side windows to either side of the chimney breast. Oak fireplace with raised stone hearth and back. (gas installed) Coved ceiling.

Lounge

Original oak three-quarters wall panelling with plate rail. Four-tier wall book shelving to both sides of the chimney breast. 'Adam' style open fire with marble surround and beaded back, raised marble hearth. Bow window with window seat, coved ceiling.

Inner Hallway with feature arched alcove.

Dining Room

Double French doors leading to side gardens and patio area. Window to front elevation, two

radiators, twin doors leading to reception hallway with feature arched alcove, originally the butler's pantry, leaded window. Original built-in double door safe. Serving hatch to kitchen.

Breakfast Kitchen

Range of high-quality medium oak kitchen units with fitted base and wall units with complimentary matching work surfaces. One-and-a-half bowl 'Belfast' style stainless steel sink with chrome mixer tap. Window to gable elevation, spotlighting to ceiling, coved ceiling. Built-in 'Millennium' series four oven gas Aga in a recessed tiled alcove with timber mantel over. Four-ring 'Neff' gas hob to an island breakfast bar, radiator, coved ceiling and spotlighting.

Boot Room

Window to inner gable, radiator. Sliding storage doors and vacuum cupboard.

Pantry

Window and fitted shelving.

Particulars of sale

Rear Hallway

Rear door with top window.

Utility/Laundry Room

Range of fitted base and wall units, single drainer one-and-a-half bowl composite sink with hot and cold mixer tap, window to rear elevation, rear door to side gardens. Plumbed for washing machine and dryer. Wall-mounted 'Vaillant' gas boiler.

Storage & Wine Room

Leaded window.

First Floor Staircase

Original timber staircase with square cut newel posts and spindles with original handrail and bobbars. Twin floral stained glass leaded windows to half landing.

Main Landing

Coved ceiling and archways, radiator.

Secondary Landing

With radiator and coved ceiling.

Principal Bedroom

Leaded bow window to front elevation with window seat and storage beneath. Full range of fitted wardrobes, cupboards and bedside cabinets. Radiator.

Ensuite Bathroom

Containing three-piece suite comprising of panelled bath with fitted screen shower, wc, pedestal wash hand basin, window to gable elevation, wall mounted chrome towel rail radiator, coved ceiling. Fitted storage cupboards.

Bedroom Two

Window to front elevation, full wall fitted wardrobes and bedside cabinets, radiator, coved ceiling.

Bedroom Three

Window to gable elevation, original fitted timber panelled cupboards, radiator, coved ceiling.

Bedroom Four

Window to rear elevation, fitted storage shelving, radiator.

Bedroom Five

Window to gable elevation, radiator, coved ceiling.

Bedroom Six

Window to gable elevation, radiator, coved ceiling.

House Bathroom

Containing a three-piece suite containing panelled bath, wash hand basin in vanity unit, wc, half-tiled walls, and window to inner gable elevation. Wall mounted towel rail radiator.

House Shower Room

Containing a three-piece suite comprising corner shower cubicle, wash hand basin on timber vanity unit, wc, tiled walls, wall mounted towel rail radiator, window and coved ceiling.

Office

Window to side elevation, radiator.

Annex

Access to first floor annex through first floor office. Window, twin first floor bedrooms, hobby room, playroom, window to front, rear and both gable elevations, two radiators.

Ground Floor Annex

Accessed off the rear driveway.

Open playroom/part room or workshop

Windows to front elevation.

External WC

WC, timber panel door.

Garage

Detached single garage of similar construction to the main house with side windows and double side doorways.

Garden Storage Shed

To the rear of the garage.

Driveway

The property is approached off Hill Lane onto a metalled unadopted road leading to;

Private Driveway

Private tarmacadamed driveway leading to the side of the property with open tarmac parking area for several vehicles.

Swimming Pool

The property has a tiled open heated swimming pool to the rear and side elevation with raised flagged surround and timber fencing.

Timber Boiler & Plant Room

Gas-fired boiler supplying heating to the pool and separate filtration system.

Gardens

Beautiful formal landscaped gardens with large lower lawned garden to front elevation with surrounding mature trees and shrubberies. Raised herringbone sets to patio and covered seating area. Higher side lawned garden with beech hedge and fence

separately partitioned vegetable garden with two greenhouses.

Services

Mains electricity, mains gas, mains water, sewerage to private sewerage system within the curtilage of the property.

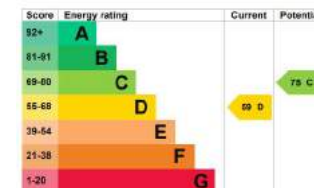
Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Pendle Council.

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.

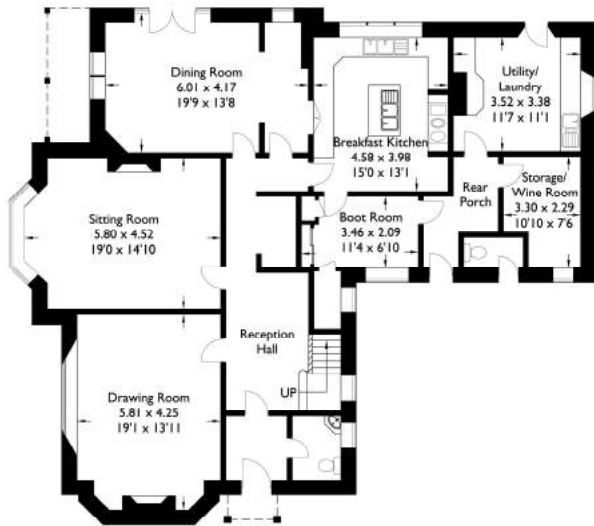
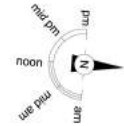


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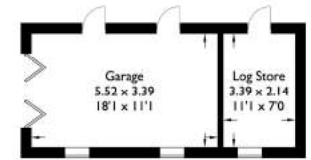
Approximate Gross Internal Area : 402.48 sq m / 4332.25 sq ft

Garage/Log Store : 26.47 sq m / 284.92 sq ft

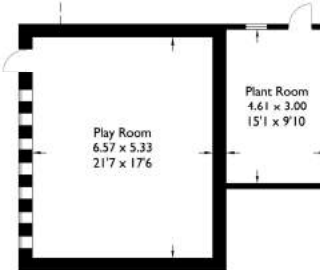
Total : 428.95 sq m / 4617.17 sq ft



Ground Floor



Garage



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.







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