



# Read Hall Close

Read | Burnley | Lancashire | BB12 7RF

MSW HEWETSONS



# Read Hall Close

Guide Price of £925,000

An elegant Grade II listed Georgian detached mews residence, set within the historic grounds of Read Hall and Park—an impressive manor estate extending to approximately 450 acres of beautifully maintained ornamental parkland. This exceptional setting provides a rare sense of peace and seclusion, while remaining conveniently accessible via a private road leading to secure gated access onto Whalley Road.

The property enjoys delightful parkland views to the front and side elevations, complemented by a lawned garden to the front. A charming courtyard provides parking, with additional parking to the rear and access to the main garage.

Ideally positioned, the property lies within easy reach of the charming towns of Whalley and Clitheroe, both offering an excellent range of amenities, boutique shops, and sporting facilities. The nearby M65 provides swift access to Manchester city centre and Manchester Airport, making the property highly suitable for commuters. Preston railway station, approximately an hour's drive away, offers regular direct services to London Euston.

The area is well served by outstanding educational establishments, including highly regarded grammar schools in Clitheroe, Skipton, and Lancaster, as well as a selection of well-rated local primary schools. Stonyhurst College, a prestigious independent school of national repute, is also within comfortable daily reach.

Architecturally, the home exemplifies classic Georgian design, with the principal elevation constructed of finely

dressed ashlar sandstone and adorned with traditional carved stone detailing. The symmetrical arrangement of large sash windows and door openings reflects the balance and proportion characteristic of the period.

Internally, the accommodation is both versatile and thoughtfully arranged over several levels. A spacious entrance hall leads to elegant, light-filled reception rooms, alongside a high-quality fitted kitchen with AGA and well-appointed bathrooms.

The interior is presented in excellent decorative order, featuring bespoke joinery, period fireplaces, and refined architectural details throughout. High ceilings with decorative plasterwork, along with traditional solid doors and architraves, further enhance the home's timeless character and appeal.

# Summary of Accommodation

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## Ground Floor

Reception hallway, Dining room, breakfast kitchen, utility room, library hallway, drawing room, study.

## First Floor

Principal suite including en suite, bedroom two with en suite, three further bedrooms, house shower room, media room.

## External

Lawned terrace gardens to the front with patio and courtyard with parking, additional parking to the rear, feature glass roof car port, garage, gym, utility, boiler room.

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.



# Property Information

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## Services

- Mains Electricity
- Mains Gas
- Mains Water
- Mains Sewerage

## Council Tax

- Band H payable to Ribble Valley Borough Council.

## Viewings

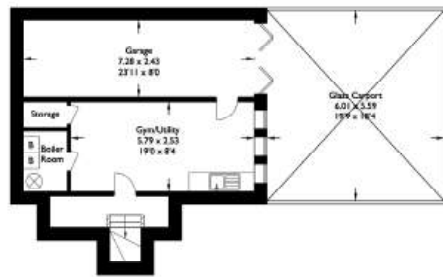
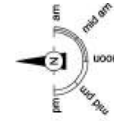
- Strictly by prior appointment with agent.

## Read Hall Close

Approximate Gross Internal Area : 329.57 sq m / 3547.46 sq ft

Garage : 17.69 sq m / 190.41 sq ft

Total : 347.26 sq m / 3737.87 sq ft



Garage



Ground Floor



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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