



Honeywell
SELECT

Adamson House, Hurst Green BB7 9QP

Detached stone barn conversion with land
£645,000



- 4 acres of land included
- Stunning countryside views
- 4-car garage, stable or shippoon
- Many character features
- 4 beds, en-suite & bathroom
- 192 m² (2,064 sq ft) approx.

Clitheroe

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Barrowford

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ADAMSON HOUSE

HUDD LEE, HURST GREEN

A lovely stonebuilt barn conversion situated in a beautiful position with fantastic views across the Ribble Valley countryside. The property is one of only a few in this desirable location, well away from the road but accessed by a recently laid tarmac road which suits all vehicles. This character home offers many features which include exposed beams and stonework, oak flooring, fireplace and large glazed former barn door which takes full advantage of the open views. There is a large entrance hall with double height galleried landing and central staircase, the dual aspect lounge has a feature stone wall housing the fireplace and multi-fuel stove and the large dining kitchen has fitted oak units and solid granite working surfaces. There is also a utility area and cloakroom. On the first floor are four double bedrooms with Jack and Jill en-suite between bedrooms one and two and a large house bathroom with spa bath and double shower.

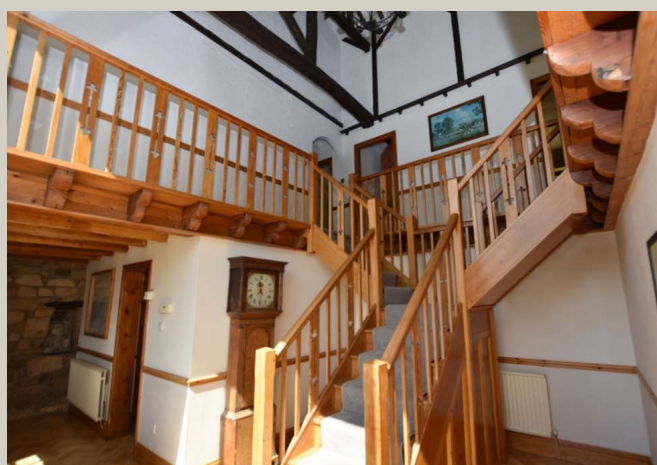
Externally there is a front courtyard providing ample parking, an attached 4-car garage with summer-house, pond and greenhouse. Situated directly to the rear and folding round the side of the house is a large field measuring approx four acres. This has gated access from the front courtyard and roadside. Viewing is recommended.

LOCATION: Travel through the centre of Hurst Green from the Clitheroe direction and proceed straight on. As you leave the village continue straight on for another mile, passing the former Punch Bowl public house on the left and as the road rises take the road on the right in front of the cottage. This road is a 120 degree turn. Proceed up the hill for ¼ mile, turn right at the cattle grid and over the next cattle grid. Adamson House is straight ahead after the white house on the left hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE PORCH: With stable front door, tiled floor and half-glazed door to hallway.

SPACIOUS CENTRAL HALLWAY: With double height hall, pitched ceiling and exposed beams, central staircase leading to large galleried landing with feature glazed former barn door offering excellent views across the Ribble Valley countryside. Exposed stone wall, alarm panel, BT telephone point, understairs storage cupboard, solid wood parquet flooring.



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LOUNGE: 8.3m x 4.5m (27' x 14'10"); dual aspect with windows to front and rear elevations and excellent views, feature exposed beams, feature exposed stone wall housing Inglenook fireplace with cast iron wood burning stove, flagged hearth and oak mantel over, solid oak flooring, wall light points, television point.

LARGE SPACIOUS DINING KITCHEN: 7m x 4.0m (22'8" x 13'2"); feature exposed beams, oak-fronted wall and base units with complementary solid black granite working surface and tiled splashback, 2-bowl ceramic sink unit with chrome mixer tap, Falcon range style cooker with 5-ring ceramic hob, 2 ovens and separate grill with extractor over, integrated dishwasher, stainless steel larder fridge and built-in under unit freezer, island unit with solid black granite working surface with storage cupboards, space for microwave. Dining area with outlooks across the rear garden, television point and solid oak flooring.

REAR PORCH: With half-glazed door to garden, recessed spotlighting, door to garage and fitted shelving.

Located between the kitchen and hallway is a **UTILITY AREA** housing cupboard for washing machine and vanity sink unit. Separate w.c. with low suite w.c.

FIRST FLOOR:

LARGE GALLERIED LANDING: With spindles and balustrade, feature pitched ceiling with exposed beams, feature glazed former barn door with exposed surrounding stonework offering stunning views over the Ribble Valley countryside, walk-in airing cupboard housing hot water cylinder and shelving.

BEDROOM ONE: 4.1m x 3.9m (13'7" x 12'10"); excellent views over the Ribble Valley countryside, coved cornicing, television point.

EN-SUITE JACK & JILL SHOWER ROOM (between bedrooms 1 and 2): 2-piece suite comprising double shower enclosure with Mira Sport electric shower and vanity washbasin with chrome mixer tap set on wooden pedestal with storage cupboard, part-tiled walls.



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BEDROOM TWO: 2.7m x 3.9m (8'11" x 12'10"); with coved cornicing, recessed spotlighting, outlooks across the rear garden.

BEDROOM THREE: 3.5m x 3.2m (11'6" x 10'6"); with coved cornicing, vanity washbasin with chrome taps and storage under.

BEDROOM FOUR: 3.2m x 3.5m (10'7" x 11'6"); with coved cornicing and recessed spotlighting.

BATHROOM: With 4-piece suite comprising large corner spa bath with shower tap fitment, double shower enclosure with chrome thermostatic rain shower and separate hand held shower head and double vanity unit with 2 sink units with matching chrome mixer taps set on large oak pedestal with drawers and storage cupboards, chrome heated ladder style towel rail, Travertine tiled floor, Travertine tiled walls, feature circular window with excellent views and recessed spotlighting.

TOILET: With low suite w.c. with push button flush, heated towel rail, tiled floor.

OUTSIDE: The property is approached via a tarmac driveway and stone gate posts with 5-bar gate leading to a tarmac courtyard area providing ample parking and turning, stone boundary wall and stunning views. There is a large 4-car garage measuring 9.1m x 5.4m (29'7" x 17'8") with electrically operated roller garage door, electric light and power, cold water tap, floor-mounted oil central heating boiler, windows to side and rear elevations.

Attached to the opposite side of the house is a shippon or stable 7m x 4.4m (22'11" x 14'4") with stable front door, electric light and power and hay loft. This is ideal for livestock or converting into living accommodation, subject to the necessary planning permissions.

Good-sized rear garden with raised lawn, planting borders, timber summer-house, timber decking, pond, greenhouse, cold water tap, boundary fencing and gate to field. There is a large L-shaped field which extends to the side of the property measuring over 4 acres. This has gated access from the garden, also from the front courtyard and the road. A public footpath runs through the front courtyard.

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SERVICES: Mains electricity and water are connected. Gas is not available in this location. Drainage is via shared septic tank with next door.

HEATING: Oil fired central heating complemented by hardwood double glazing.

TENURE: We are informed by the owners that the property is freehold.

COUNCIL TAX BAND G.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.



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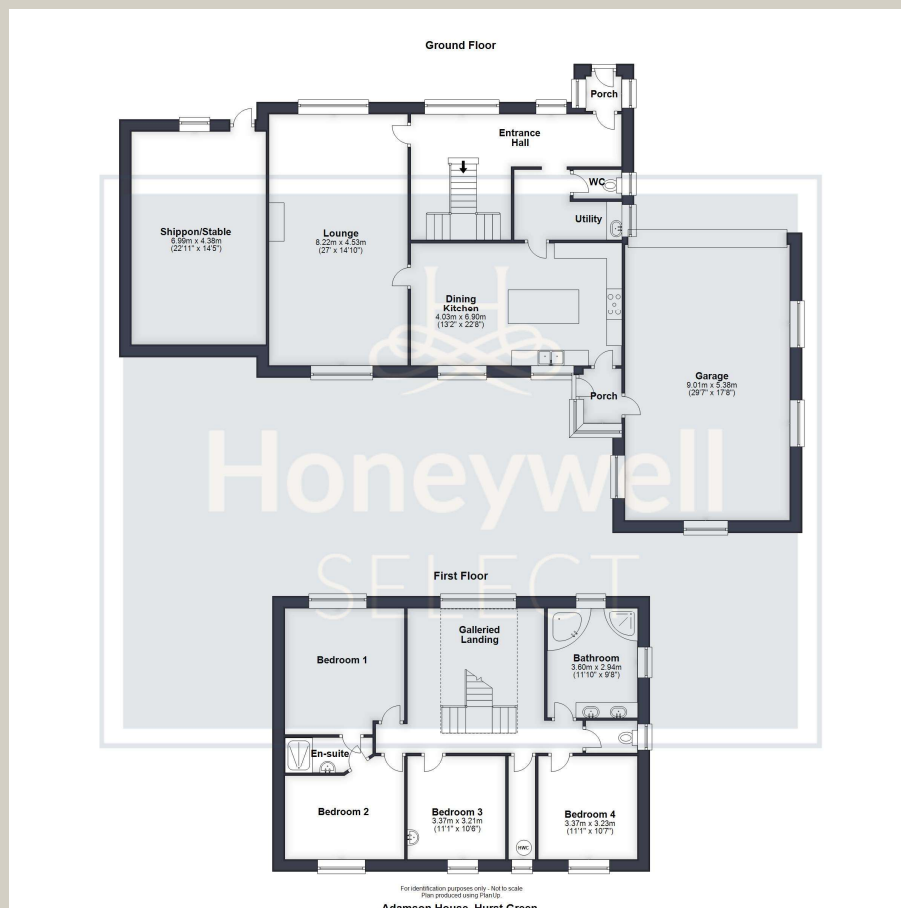
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*Adamson House, Hudd Lee, Hurst Green, BB7 9QP
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