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SELECT

## Demesne House, Newsholme

Detached farmhouse with arena, stables & paddock  
Offers over £550,000



- 5 bedrooms, 2 bathrooms
- Many character features
- 3 reception rooms, study, kitchen
- 7 stables, tack room & Hay Barn
- Double garage
- Approx. 1 acre in total
- 223 m<sup>2</sup> (2,400 sq ft) approx.

Clitheroe

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# Demesne House

## Settle Road, Newsholme

A stonebuilt detached farmhouse which offers large family accommodation coupled with superb character features which include exposed beams, return staircase, feature fireplaces and exposed stonework. The property which is registered as a small holding offers great facilities for a property in this price range. There is ample parking to the front and the drive extends to the side of the house leading to the yard at the rear which has a detached stable block with seven stables, tack room, Hay Barn and double garage. Situated beyond the stable block is a horse arena measuring 34m x 18m > 14m with sand surface, beyond the arena there is a turnout paddock with stunning views across the River Ribble towards Pen-y-ghent.

The house has three spacious reception rooms plus a study, cloakroom, dining kitchen with Rayburn stove and useful utility/boot room. Upstairs there are five bedrooms and two bathrooms, the fifth bedroom could be used as part of the master suite as a dressing room. Viewing is essential.

**LOCATION:** Travel through Gisburn from the Clitheroe direction and turn left at the mini roundabout signposted Settle. Proceed for approximately 1.5 miles and after the left turn to Paythorne continue another 300 yards and the house can be found on the left-hand side.

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

**ENTRANCE PORCHWAY:** With hardwood front door with windows to either side and door leading to lounge.

**LOUNGE:** 4.9m x 4.1m (16'1" x 13'7"); with feature exposed ceiling beams, large feature stone fireplace with oak beam mantel and stone flagged hearth, television point.

**SITTING ROOM:** 4.9m x 3.7m (16'0" x 12'1"); with windows to front and side elevation and feature fireplace.

**SNUG OR PLAYROOM:** 4.0m x 3.6m (13'0" x 11'1"); with window to front, door leading to side garden, open fireplace with tiled hearth and surround, exposed ceiling beams.

**HALLWAY:** With return staircase off to first floor with feature mullion window on the half-landing, cloaks storage and hanging and meter cupboards.



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**CLOAKROOM:** With a 2-piece suite in white comprising a low suite w.c. and wash-hand basin.

**STUDY:** 3.7m x 3.4m (12'3" x 11'0"); with windows to rear and side elevation, BT telephone point and feature spiral staircase off to bedroom five.

**DINING KITCHEN:** 5.1m x 4.5m (16'10" x 14'10"); with a fitted range of wood-fronted wall and base units with complementary laminate work surface, one-and-a-half bowl stainless steel sink unit with mixer tap and cast-iron oil-fired Rayburn stove with 2 hotplates and 2 ovens which also powers the central heating and hot water system. Plumbing for a washing machine, space for a dining table and chairs, stable door leading to the garden and door leading to utility/boot room.

**UTILITY/BOOT ROOM:** 3.4m x 2.4m (11'2" x 8'0"); with window to front elevation and space for a tumble dryer and freezer.

**SIDE PORCHWAY:** 2.5m x 2.3m (8'2" x 7'7"); with tiled floor and windows to front and side elevation and feature exposed stone wall.

#### FIRST FLOOR:

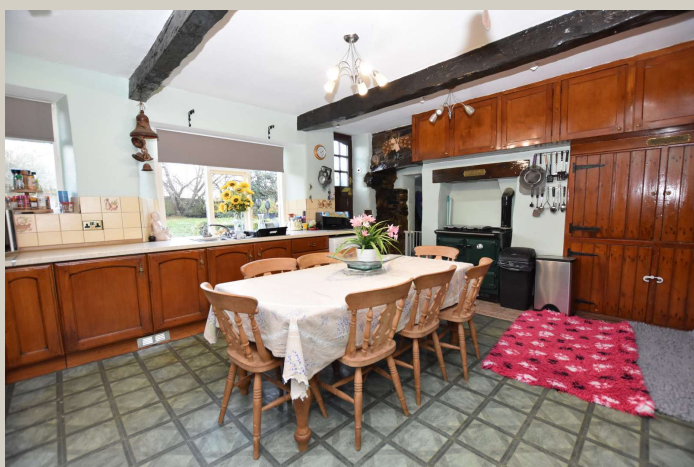
##### SPLIT LEVEL LANDING:

**BEDROOM ONE:** 4.1m x 4.9m (13'7" x 16'0"); with feature exposed beams and television point.

**DRESSING ROOM:** With window to front elevation.

**EN-SUITE BATHROOM:** With a 3-piece suite comprising low suite w.c., vanity wash-hand basin with storage cupboards under and spa bath with Triton electric shower over and glass shower screen, part-tiled walls and doorway leading to bedroom five. Bedroom five could also be used as a dressing room as part of the master suite or separate bedroom.

**BEDROOM TWO:** 4.9m x 3.6m (16'0" x 11'11").



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**BEDROOM THREE:** 4.2m x 2.6m (13'11" x 8'8"); with feature pitched ceiling with exposed beams and exposed stone wall.

**BEDROOM FOUR:** 4.5m x 3.1m (14'10" x 10'3").

**BATHROOM:** With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin, panelled bath with electric shower over, part-tiled walls and airing cupboard with hot water cylinder.

**BEDROOM FIVE:** Accessed via the 'Jack and Jill' en-suite bathroom or the spiral staircase from the study: 3.4m x 5.4m (11'1" x 17'9"); with window to side elevation and Velux style window.

**OUTSIDE:** The property is approached via a gravel driveway providing ample parking and turning. The garden to the front is well-stocked with mature trees and shrubs. A gate from the front driveway provides vehicular access to the side of the property and leads directly to the yard to the rear. Situated on the opposite side of the house is a gravelled ornamental side garden. To the rear of the house is a good-sized lawned rear garden with planting borders.

Situated beyond the rear garden is the concrete yard with L-Shaped Timber Stable Block, Small Barn and Stone Stable.

- L-SHAPED STABLE BLOCKS incorporating:
  - o 4 STABLES each measuring 3.7m x 3.7m (12'0" x 12'0");
  - o CORNER STABLE measuring 3.4m x 4.3m (11'0" x 14'0") currently split into 2;
  - o MARE AND FOAL STABLE measuring 3.4m x 4.9m (11'0" x 16'0");
  - o TACK/FEED ROOM measuring 3.3m x 2.3m (10'9" x 7'6"); and
  - o DOUBLE GARAGE measuring 5.3m x 4.7m (17'6" x 15'3").
- STONE STABLE measuring 3.5m x 3.0m (11'6" x 9'9") currently used as a workshop.
- SMALL BARN ideal for hay and straw storage measuring 6.0m x 3.5m (19'9" x 11'6").

All buildings have power and light and there is a cold water supply.

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A five-bar gate leads to the ARENA measuring 34m x 18m narrowing to 14m with sand surface. A further gate provides access to a TURNOUT PADDOCK which offers excellent views across the River Ribble towards Pen-y-ghent.

Situated to the opposite side of the stable block is a vegetable garden with polytunnel frame.

SERVICES: Mains electric and water are connected. Private drainage system.

HEATING: Oil central heating system powered via the Rayburn with majority double glazed windows.

COUNCIL TAX BAND F.

TENURE: Freehold

VIEWING: By appointment with our office.



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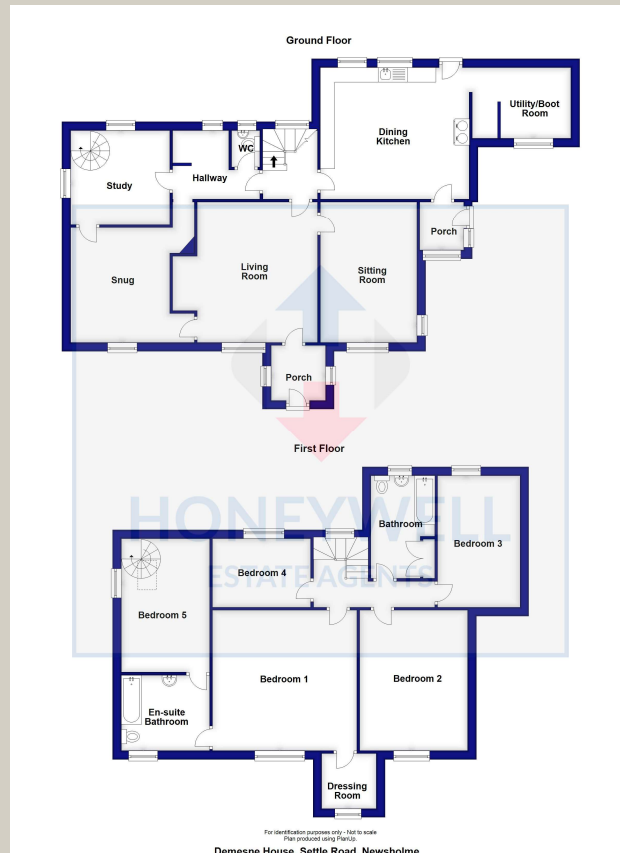
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