



## Moorside House, Burnley Road, Altham, Accrington, BB5 5TZ

An exceptional detached Grade II listed period country house lying in approximately 1.6 acres or thereabouts of formal gardens with substantial internal accommodation and granny flat.

Rural in nature with views to the front the property lies in an extremely convenient location with good routes to adjoining towns and villages and some very pleasant country walks through rolling countryside. Having been considerably improved by the current owners over the last 7 years the immensely characterful internal accommodation offers flexible living, luxury appointments and a wealth of character features being typical of a residence of the late Regency/early Victorian period.

### Historical Note

The property, constructed circa 1830 was built by Hannibal Leigh Becker, a local chemical manufacturer, and was the early home of Lydia Becker, a pioneer of Women's Suffrage Movement, botanist and painter.





The accommodation comprises:

#### ENTRANCE HALLWAY

With original stone sealed flagged floor, double central heating radiator, ceiling rose, part-glazed pine entrance door

#### DRAWING ROOM

23'2 x 15'2 (7.06m x 4.62m) with large four panelled arched mullion window to front, three panelled arched mullion window to side, double central heating radiator, two tone veined grey and white marble fireplace with side column supports enclosing open fire, two illuminated china cabinets to each side of central arched alcove, very fine pierced and moulded coved ceiling with ceiling rose

#### SITTING ROOM

17'9 x 14'10 (5.40m x 4.51m) with four panelled arched mullion window, feature white Italian veined marble fireplace with side column supports, open fire and tiled hearth, toe central heating radiators, original door to hallway decorated with six panels of hand paintings of flowers possibly by Lydia Becker

#### DINING ROOM

15'2 x 14'8 (4.62m x 4.46m) with Georgian sliding sash window, central heating radiator, two illuminated display cabinets to each side of chimney breast, separate shelved china display cabinet, stone and cast iron fireplace, Victorian radiator

#### KITCHEN

18'1 x 14'10 (5.50m x 4.51m) with bespoke kitchen units by Kitchen Craft to three walls incorporating base and matching wall cupboards with working surfaces, fitted appliances including Bosch dishwasher, double oven and ceramic hob unit and AEG refrigerator. Franke graphite sink unit with mixer taps and filtered water, island work station incorporating breakfast table for six, low voltage lighting, feature illuminated display dresser, two Georgian sliding sash windows, ceramic tile floor, double central heating radiator, Georgian panelled door to courtyard

#### SNUG

13'11 x 13'3 (4.25m x 4.04m) with ceramic tile floor, Georgian sliding sash window, central heating radiator, multi-fuel stove, low voltage lighting, in-built storage cupboard, Georgian door to courtyard

#### UTILITY ROOM

15'1 x 13'5 (4.59m x 4.09m) with solid floor, Georgian door and matching dg window, Worcester oil fired central heating condensing boiler

#### STUDY

12'3 x 10'8 (3.74m x 3.24m) with non-opening window, Georgian sliding sash window, central heating radiator, telephone point



#### CLOAKROOM

With two piece suite comprising bracket wash hand basin and low suite w.c. Half-tiled walls, extractor fan

#### STAIRCASE FROM KITCHEN TO:

#### EXCELLENT CELLAR AREAS

comprising FOUR vaulted cellar rooms with electric light and power

#### FEATURE WIDE EASY TREAD STONE STAIRCASE TO FIRST FLOOR

With iron twist balusters and mahogany hand rail

#### HALF LANDING

With Tudor arched full height Georgian window



### LARGE PRINCIPAL LANDING AREA

With central heating radiator

### MASTER SUITE

#### MASTER BEDROOM

17'11 x 14'11 (5.47m x 4.54m) with full range of built-in bedroom furniture by Illstons Furnishers Ltd of Barrowford comprising wardrobe units to two walls, bedhead, bedside cabinets and drawer units. Four panelled arched mullion window with leaded light coloured glass upper panels

#### MASTER EN-SUITE SHOWER ROOM

With three piece suite comprising corner shower cubicle, bracket wash hand basin and low suite w.c. Ladder towel rail, ceramic tile floor and walls, low voltage lighting



#### MASTER EN-SUITE DRESSING ROOM

7'11 x 8'11 (approx 2.4m x 2.75m) with four panelled mullion window with feature leaded light coloured glass upper panels, built-in wardrobe units, telephone point

#### REAR BEDROOM

15'1 x 14'8 (4.61m x 4.46m) with sliding sash window with original shutters, one double and one single central heating radiator, fitted wardrobe units to one wall, coved ceiling

#### SIDE BEDROOM

15'1 x 9'1 (4.61m x 2.78m) with three panelled mullion window, double central heating radiator

#### FRONT BEDROOM

15'1 x 13'5 (4.61m x 4.10m) with four panelled arched mullion window with leaded light coloured glass upper panels, stone fireplace with cast iron grate



### INNER HALLWAY LEADING TO:

#### SUPERB BATHROOM

with a range of quality sanitary ware comprising wet shower room with glass screen and underfloor heating, two ladder towel rails, shaped vanity wash hand basin, low suite w.c, feature tub bath with mixer taps and hand shower, travertine tiled walls, mood floor lighting, illuminated wall cabinet, two Georgian sliding sash windows, recessed cylinder cupboard

#### SEPARATE LOW SUITE W.C.

With central heating radiator, pedestal wash hand basin, tiled splashback, low suite w.c, Georgian sliding sash window





#### STAIRCASE TO SECOND FLOOR LANDING

#### READING ROOM

12'4 x 12'3 (3.75m x 3.73m) Open to:

#### OFFICE

12'9 x 10'0 (3.88m x 3.05m)

#### PLAY ROOM

17'0 x 11'9 (5.19m x 3.59m)

#### SEPARATE SELF-CONTAINED FIRST FLOOR FLAT

Located in the rear wing over part of the main house, this excellent self-contained flat has both internal and separate external access and comprises:

#### BREAKFAST KITCHEN

9'11 x 6'6 plus 3'11 x 2'11 (approx 3.05m x 2.0m plus 1.25m x 0.95m) with sliding sash window, central heating radiator, range of laminated base units and matching wall cupboards, electric hob unit, extractor canopy, electric oven, single drainer one and a half bowl sink unit, part-tiled walls

#### GUEST LOUNGE

14'0 x 13'2 (4.26m x 4.02m) with sliding sash window, stone fireplace with cast iron inset, double central heating radiator, fitted shelved cupboard

#### GUEST BEDROOM

15'1 x 14'0 (4.59m x 4.26m) with two sliding sash windows with original shutters, double central heating radiator, fitted bedroom furniture by Illstons

#### BATHROOM

With three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin with tiled splashback and low suite w.c. Georgian sliding sash window, part-tiled walls



#### OUTSIDE

The property is approached via a small lane into a sweeping private gravel driveway leading to the front and side of the house where there is sufficient space for the parking of several vehicles.

The gardens, which surround the property, amount to approximately 1.6 acres or thereabouts and are formally laid, principally with lawned areas, well stocked flower borders, rose gardens and a Ha-ha adjoining the farmland to the front.

The well stocked and tended gardens are a delight to wander through with a wide variety of rhododendrons, azaleas, roses and mature trees and shrubs. The front garden is dominated by a specimen weeping ash tree where there are uninterrupted views over the surrounding farmland. Adjoining the rear of the property is a very private stone flagged courtyard area which leads to a hidden garden and courtyard and a kitchen garden with raised beds.



# Moorside House

Approximate Gross Internal Area :- 444 sq m / 4779 sq ft



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.

## GENERAL INFORMATION

Hyndburn Borough Council Tax Band G  
 Freehold tenure and free from chief rent  
 Mains water and electricity  
 Septic tank drainage  
 Loft insulation  
 Telephone point  
 Redcare Alarm system  
 English Heritage Grade listed II building

## GRADE LISTED II BUILDING

Extract from English Heritage listing:

ALTHAM BURNLEY ROAD SD 73 SE 3/43 Moor Side House – II House, c.1830. Scored stucco with quoins (painted white), moulded gutter cornice, stone slate roof with gable chimneys and copings. Double pile 3-bay plan, with service wing to rear of 1<sup>st</sup> bay. Two storeys, symmetrical, in Perpendicular Gothic style: Tudor-arched doorway with hoodmould, large 4-light stone mullion windows also with hoodmoulds. Right return wall has one similar 3-light window on each floor, rear has large Tudor-arched stairlight with glazing bars (radiating in the head), and some sashed windows also with glazing bars. Interior: stone staircase with iron twist balusters; moulded plaster ceiling frieze and alcove in drawing room; original door furnishings, (panels of one door decorated with paintings of flowers possibly by Lydia Becker). History: built by Hannibal Leigh Becker, chemical manufacturer; early home of Lydia Becker, pioneer of Women's Suffrage Movement, botanist and painter.



## LOCATION

The property can be reached from a number of directions but if travelling from the M65 take junction 8 on the A6068 following the signs for Accrington and at the first set of traffic lights turn left towards Altham on the A678. From this junction travel along the road for 1.9 miles and turn left into a small lane and first left into the private driveway of the property.

There are good main routes to most adjoining towns and villages including Accrington, Blackburn, Burnley, the Ribble Valley, the Forest of Pendle with good through routes along the M65 to Preston and Manchester.

There is very good local shopping in Accrington with a host of supermarkets, health centre, library, banks and a rail service and there are numerous public and private schools within close proximity.

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>	31	33	(21-38) <b>F</b>	28	29
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

We have not tested the drains, apparatus, equipment, fixtures, fittings, services or appliances to or in the property and therefore cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to clarify the tenure, boundaries, any restrictions or rights of way that may apply and extent of title, through their Solicitors prior to exchange of contracts. These particulars do not form any part of a contract. Mortimers Fine & Country for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the vendor(s), their agents or any person in the agents employment. Comments in this description relating to the location, suitability for purpose, aesthetic attributes and proximity to amenities to be regarded as the agents opinion only and not a statement of fact. Room sizes quoted are approximate and given as an indication only.



Tel 01254 828922

39 King Street, Whalley, Lancashire, BB7 9SP  
 Email whalley@fineandcountry.com

fineandcountry.com