



SALISBURY HALL, NEWTON-IN-BOWLAND, CLITHEROE, LANCASHIRE

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A large detached 5 bedroom period property situated in a commanding position in one of the most popular villages in the Hodder Valley.

SITUATION

Salisbury Hall prominently resides in the heart of one of the most popular villages, in the Hodder Valley. Newton-in-Bowland has become a sought after village, being in an Area of Outstanding Natural Beauty and offers well balanced rural living, with beautiful riverside walks and open countryside. The village also offers an award winning public house that pulls the community together. To the west of the village is the wonderful Trough of Bowland, home to the famous Inn at Whitewell and provides access through the hills to Lancaster. To the east is access to the Yorkshire Dales and the ever popular Gisburn Forest and Yorkshire towns of Settle and Skipton. The market town of Clitheroe is only 6.5 miles (approximately) away and provides all the amenities you would require as well as access to direct train lines to Manchester. With good bus routes and easy access to the A59, it is ideal for the commuter.

DESCRIPTION

Salisbury Hall is a large detached Grade II listed period property that is split over three floors, to offer a wealth of well-proportioned family accommodation. This property has been upgraded over the years to offer modern day luxuries yet still has an abundant amount of character and charm which is immaculately presented and evident from its external appearance but can only truly be appreciated upon entering the property. The house has features such as exposed beams, Inglenook fireplaces, stone flagged floors, mullion windows and a magnificent oak staircase.

Upon entering the property you are greeted by a large dining hall with flagged stone floors and an impressive Inglenook fireplace. The dining hall feeds off to the kitchen, rear hall and sitting room. The kitchen offers the all important two oven Alfa, Belfast sink and centre island with integrated appliances and granite top. The remainder of the kitchen is made up of free standing furniture and

the room has features such as exposed beams and a window seat, allowing full advantage to be taken of the wonderful views. A large pantry serves as a great addition and beyond is a fully fitted utility room and boot room along with a rear door providing access to the gardens and garage. The formal sitting room is believed to have been the original location of the kitchen and offers a great place to entertain and again has a large fireplace that once was home to the 'range' and as well as this there are exposed beams and mullion windows with window seats. Beyond here is a music room and currently home to a baby grand piano, the room also has stone flagged floors, exposed beams and mullion windows with a door leading out on to the rear patio. Leading off this room is a rear hall and cloakroom.

The beautiful oak staircase leads you to the first floor where there are three bedrooms, a generous study and two bathrooms, one of which serves as an en-suite and dressing room to the master bedroom. One of the bedrooms to this floor is currently being used as a second sitting room but all these rooms are to the front of the property and have magnificent stone mullion windows that look out over the village, towards Waddington Fell. The oak staircase continues up to the second floor where you will find further accommodation that offers two bedrooms, a playroom/snug and bathroom. This floor is ideal for children or even a dependant relative.

Externally you will find a mature manicured walled garden to the front, with large patio areas and an expanse of lawn with mature flowerbed borders and a feature pond to the rear, all looking out on to open fields. There is also a gravelled parking area and a generous double garage, with an electric roller door and adjoining dog kennel and run.

SERVICES

Mains water, electricity and drainage and oil fired central heating. Broadband is available at the property.

ASKING PRICE

£650,000

VIEWINGS

Strictly by appointment only with the sole selling agent.

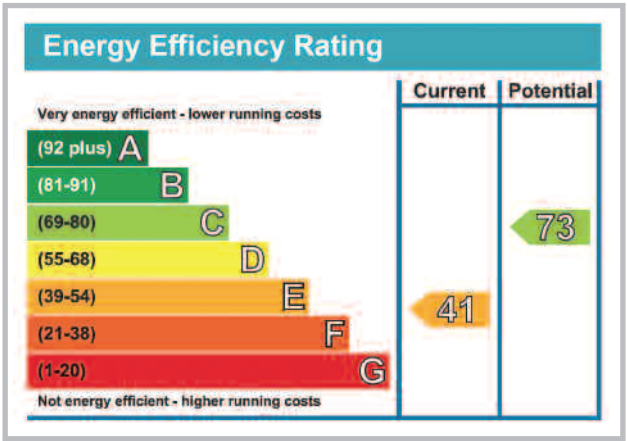
POST CODE

BB7 3DZ

DATE OF INFORMATION

Particulars Prepared – August 2014

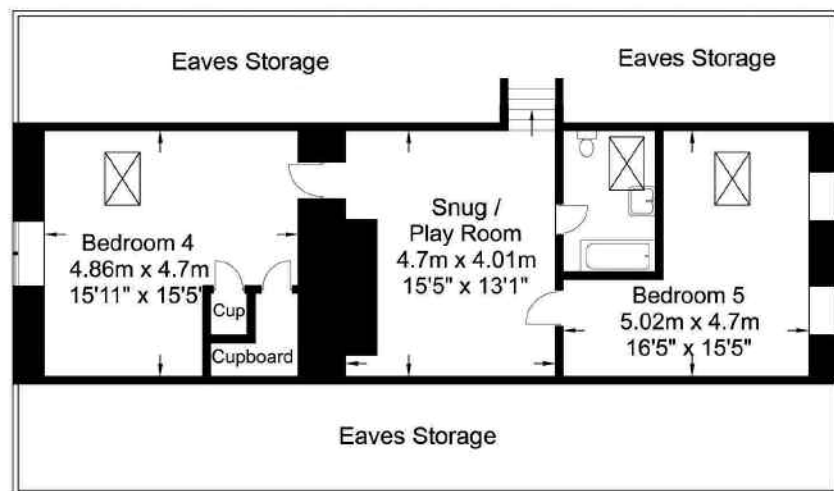
Photographs Taken – July 2014



IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore.; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007

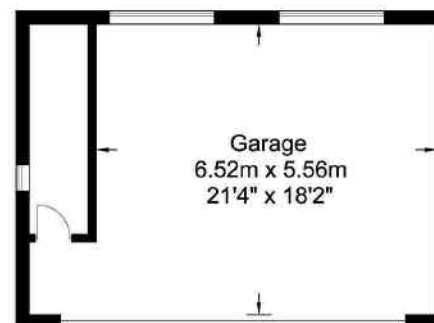




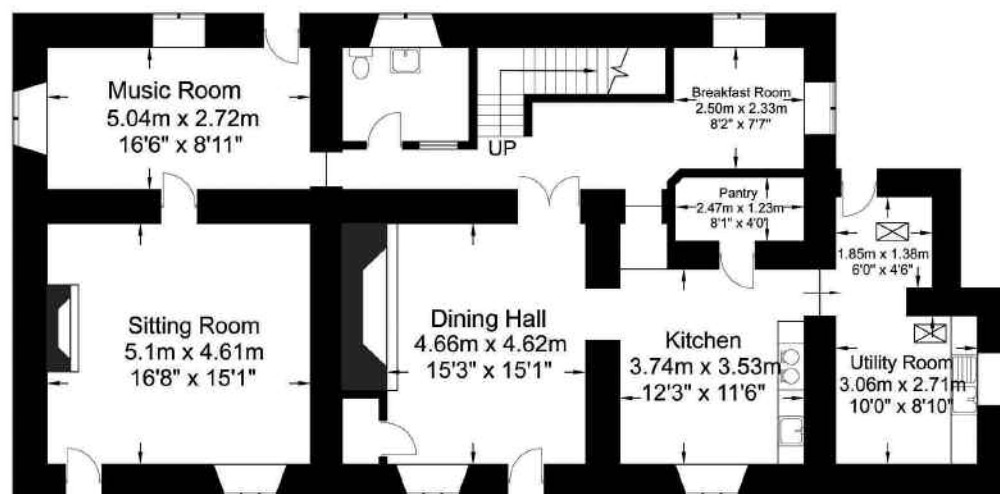
Second Floor

Salisbury Hall

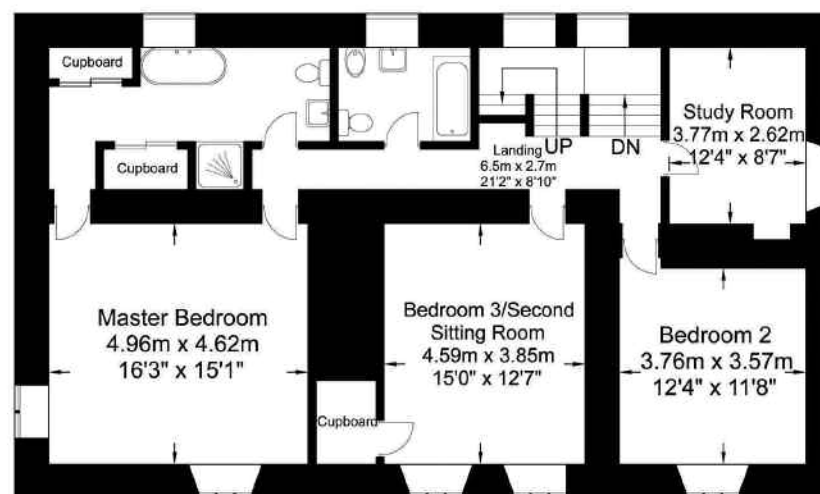
Approximate Gross Internal Area :- 314.97 sq m / 3390.30 sq ft
 Garage :- 43.36 sq m / 466.72 sq ft
 Total :- 3058.33 sq m / 3857.02 sq ft



Garage

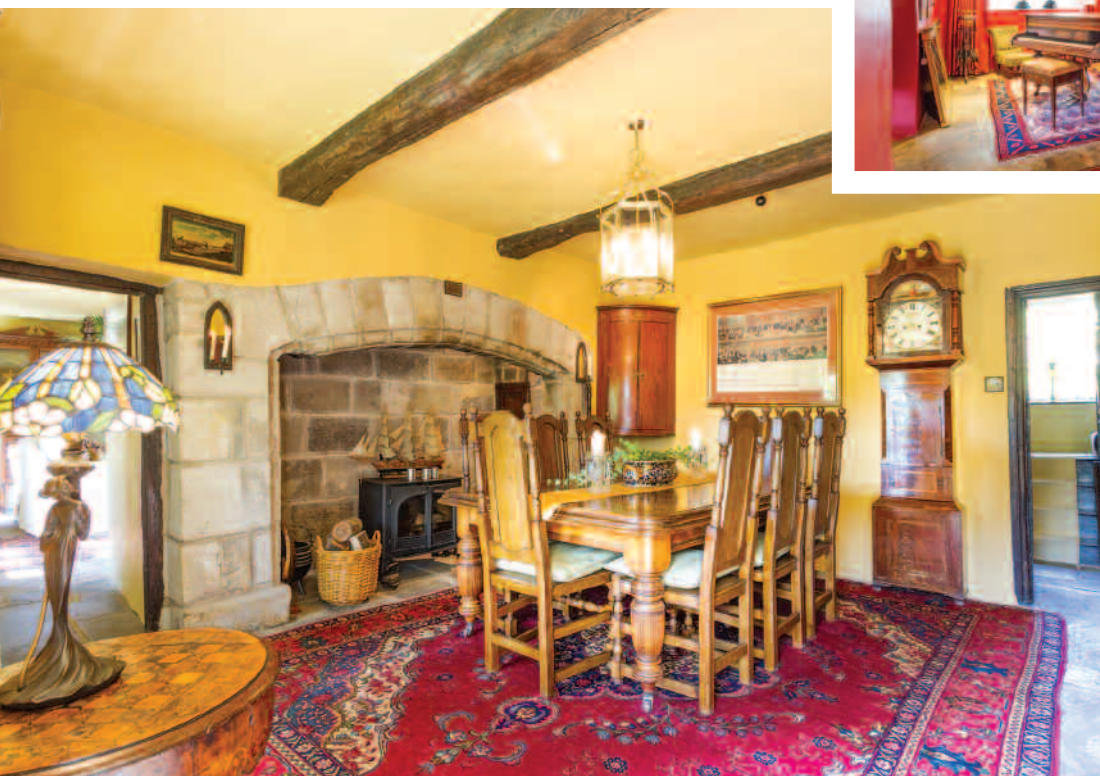


Ground Floor



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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