



Bracewell Manor

Bracewell Lane | Bracewell | BD23 3JU

MSW HEWETSONS



Bracewell Manor

Guide Price of £1,269,500

Bracewell Lane | Bracewell
North Yorkshire | BD23 3JU

A superb detached private house, constructed by well-respected local builders, Messrs Enoch Harrison and Son of Cononley and finished to an exceptional standard, built in the grounds of former Bracewell Hall. Constructed over three floors, the ample family accommodation has been designed to offer practical, sumptuous accommodation. Quality fixtures, fittings and décor that can only be described as superb with a meticulous attention to detail.

The property has benefit of air source under floor heating system to all three floors. Oak doors throughout and oak staircase balustrade. The property has an integrated Sonos sound system with internal speakers to most rooms. High quality Duravit bathrooms with Hangrohe shower fittings and argon filled timber framed windows throughout. The property is situated on a quiet lane behind the historical church of Bracewell, with great access to both Lancashire and Yorkshire.

Accommodation comprising

Oak sealed unit double glazed panelled entrance door with sealed unit double glazed side window, oak panelled flooring, traditional plaster coved ceiling, LED ceiling lighting.

Sitting Room

Oak panelled flooring. Sealed unit double glazed stone mullioned windows to front elevation, twin sealed unit double glazed timber windows to either side of chimney breast. Triple Bi-folding, laminated meranti timber argon filled French doors leading to terrace. Traditional dressed stone Adams style fire place with raised stone flagged half stone guard. Traditional plaster coving, LED ceiling lighting, ceiling speakers.

Office

Oak panelled flooring, traditional coved ceiling, LED ceiling lighting, and double bi-

laminated meranti timber argon filled French doors leading to terrace.

Dining Room

Sealed unit timber stone mullioned double glazed window to rear elevation, sealed unit double glazed timber stone mullioned window to gable elevation, oak sealed unit double glazed side door leading to stone patio and seating area, ceiling speakers.

Breakfast Kitchen

Exceptional 'Siematic' kitchen by 'Stuart Frazer', full wall cabinets with laminated fronts including 'Gaggenau' steam oven with warming tray beneath, 'Gaggenau' electric oven, 'Gaggenau' coffee machine with warming tray, 'Gaggenau' induction ceramic extraction hood, 'Quooker' boiled water tap. Peninsula preparation breakfast area with full Corian work surfaces and dining area with Corian recess sink, concealed illuminated

ceiling lighting, LED ceiling lighting, speaker system. Built in drinks cooling cabinet. Sealed unit double glazed stone mullioned window to front and inner gable elevations. Glass polished large ceramic tiled floor. Built in 'Miele' dishwasher. Built in Miele fridge. Built in 'Miele' freezer

Cloakroom

Stone sink on marbled plinth with chrome with 'Hangrohe' axor tap, low level w.c, highly polished ceramic floor, sealed unit double glazed timber window to gable elevation, LED ceiling lighting, service cupboard.

Utility Room

A range of fitted wall units by 'Stuart Frazer' with Corian surfaces, stainless steel Belfast style sink with mixer tap, plumbing for washing machine and dryer, highly polished ceramic tiled floors, LED lighting, sealed unit double glazed timber window to gable elevation

Particulars of sale

First Floor

Staircase

Traditional returned staircase constructed of oak with traditional post balustrades and handrails.

Landing

Open landing area with timber truss ceiling joist with stone corbel. Sealed unit double glazed timber stone mullioned window to front elevation. Linen storage cupboard.

Master Bedroom

Superb open bedroom with feature timber truss set on double stone corbels. Sealed unit double glazed timber mullioned windows to front elevation. Oak boarded flooring.

Dressing Room

Bespoke fitted by 'Secret Drawer' with open hanging, slide out cupboards wall hanging and LED ceiling lighting.

Ensuite Shower Room

Beautiful 'C P Hart' designed shower room; Porcelain marble style tiling with chromed main shower and separate hand shower, glazed partition, separate low level w.c, twin stone sinks with wall mounted chromed mixer taps set on laminated glass 'Artelinea' cabinet. Porcelain timber effect flooring, chromed radiator towel rail, sealed unit double glazed stone mullioned window to rear elevation.

Bedroom Two

Oak boarded flooring, sealed unit double glazed stone mullioned windows to front gable and rear elevations, feature timber truss ceiling set on stone corbels.

Ensuite

Full chromed shower fitment with glass screen, ceramic walls and floors, wash hand basin, low level w.c, sealed unit double glazed timber window to rear elevation, LED ceiling lighting, chromed radiator towel rail.

Bedroom Three

Oak boarded flooring, sealed unit double glazed stone mullioned windows to rear and gable elevation.

Bedroom Four

Sealed unit double glazed timber stone mullioned window to rear elevation, oak boarded flooring.

House Bathroom

Stone boat bath with wall mounted chromed mixer tap and hand shower, porcelain sink on 'Duravit' and laminated stand, low level w.c., chromed radiator towel rail.

Lower Ground Floor

Timber and glazed balustrade and handrail leading down to;

Library

Open library room with full walled fitted book shelving. Porcelain flooring, LED lighting.

Cinema Room

Large wide screen projector television with bespoke 'Secret Drawer' walnut fitted cupboards and open display shelving. 'Dolby Atmos' sound system with feature up lighting to ceilings.

Leisure Room

Suitable for gym area, games room, party room or could be used as additional living space for a dependent relative. Ceramic flooring, LED ceiling lighting, ceiling speakers.

Twin sealed unit double glazed timber double bi-fold laminated meranti timber argon filled French doors leading to terrace with glazed partition between library area.

Play Room/Bedroom 5

Timber laminate flooring, sealed unit double glazed oak door leading to garden areas, LED ceiling lighting.

Shower Room

Three piece suite comprising marble ceramic tiling with chromed shower fitment, marble sink with chromed mixer tap on 'Neptune' timber vanity unit, low level w.c, ceramic floors, LED lighting.

Plant Room

High volume pressurised hot water system, main hub for the technology for the property.

External

Entrance

The property is approached via stone columned entrance to a tarmacadam parking area.

Garage

Double detached stone garage with twin up and over doors, light, power and water installed.

Gardens

The majority of gardens lie to the rear elevation with mature tree running down to a stream, pebbled and stone flagged patio area surrounding the property, to the rear of the property there is a covered dining area with oak plinth supported ceiling and separate open patio area. To the front there is a chipping driveway and separate lawned area.

Services

Mains electricity, Spring water supply (watering filtration system installed). Drainage is to a titan 'Biotec' sewage treatment plant. The property is energy efficiently heated by two x 12kw Panasonic air sourced heat pumps providing under floor heating to all floors via a polypipe system. 19 control zones, programmable room thermostat and 4 wet room sensors. To the lower ground floor are two heat recovery humidity units and a 500 litre heat pump water cylinder.

The renewable energy system was installed on a transferable seven year contract contributing £480 per quarter which is index linked.

There is an alarm installed.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band H.

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.

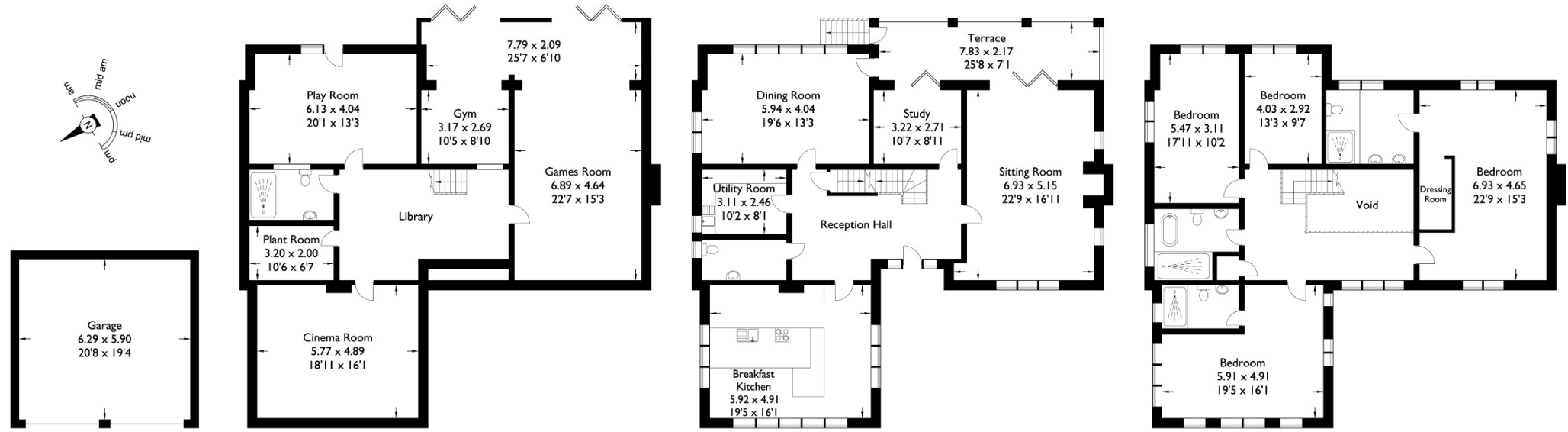
Bracewell Manor

Approximate Gross Internal Area : 424.94 sq m / 4574.01 sq ft

Garage : 37.11 sq m / 399.44 sq ft

Total : 462.05 sq m / 4973.46 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.

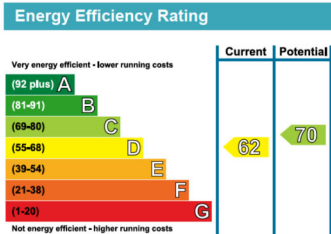


Garage

Lower Ground Floor

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 approximated and no responsibility is taken for any error.







MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG