



## CLAPHAM WOOD HALL

### Mewith, Bentham, Lancaster, LA2 7AS

**Price: £585,000 Region**

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Traditional stone built detached farmhouse dating back to the 18<sup>th</sup> Century. The property was re-built on the site of the Original Clapham Wood Hall, being the ancestral home of the renowned scientist Michael Faraday. The property briefly comprises: Entrance vestibule, lounge, study, pantry, ground floor WC, utility and a spacious living/dining/kitchen extension. To the first floor are four good sized bedrooms, en-suite and main house bathroom. Outside adjoining the house is the old washhouse/fuel store. On the other side of the house is an attached stone built Coach House currently being used as a garage and storage facility. Stone built detached stable located next to the riverbank. Front garden mainly laid to lawn with some mature shrub and trees. Circa 6.10 acres of land to the front alongside the driveway and behind the house. Beautiful, secluded position totally unspoilt and well sheltered by hills and woodland. Fishing rights over the adjoining Keasden Beck.

Council Tax Band F

Energy Performance Certificate Band E

**Directions: Via *///* what3words: request.measures.skipper**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: [property@rtturner.co.uk](mailto:property@rtturner.co.uk) W: [www.rturner.co.uk](http://www.rturner.co.uk)

## Accommodation Comprising:

### Ground Floor:

#### **Front Door:**

Through the timber front door into the porch with two double glazed windows to either side. Central ceiling light, wall mounted electric meter box and glazed door leading through to the lounge.

#### **Lounge:**

14'3 x 14'1 (4.34m x 4.29m) Stone built fireplace extending to both sides with stone flagged hearth. Double glazed window with seat below, ceiling beams and ceiling light. Doors leading through to the inner hallway and study.

#### **Study:**

14'5 x 9'9 (4.39m x 2.97m) Double glazed window with seat below, ceiling light and radiator.

#### **Utility Room:**

9'6 x 7'9 (2.90m x 2.36m) Built in shelving to one wall, plumbed for a washing machine and space for a fridge/freezer. Fitted base unit with work surface above, glazed frosted window to the rear and wall mounted central heating control.

#### **Inner Hallway:**

Stairs to the first floor, understairs storage, radiator and smoke alarm.

#### **Kitchen:**

20'3 x 9'7 (6.17m x 2.92m) Having plenty of wall and base units with contrasting work surfaces and part tiled walls. Space for an electric oven with extractor fan above. Plumbed for a dish washer, two and a half bowl stainless steel sink unit with mixer tap. Double glazed window and door, two ceiling spotlights and wall mounted central heating thermostat.

#### **Dining Room:**

15'6 x 14'1 (4.72m x 4.29m) Two double glazed windows, two radiators and central ceiling light.

#### **Side Entrance:**

Double glazed door, central ceiling light, radiator, coat hoots and security alarm panel. Door leading to:-

#### **Ground Floor WC:**

Low flush WC, wash hand basin, central ceiling light and glazed window.

### First Floor:

#### **Landing:**

Half landing has exposed stone wall and glazed window. Radiator, smoke alarm and ceiling light.

#### **Main Bedroom:**

18'8 x 13' (5.69m x 3.96m) Two double glazed windows, one to the front and one to the side. Built in wardrobes, radiator, central ceiling light and loft access.

#### **En-Suite:**

13'2 x 6'4 (4.01m x 1.93m) Three piece suite comprising: Low flush WC, pedestal wash hand basin and paneled bath. Double glazed window to the side, radiator and shaving point with light.

#### **Bedroom 2:**

13'9 x 14'6 (4.19m x 4.42m) Double glazed window with seating below and a radiator.

#### **Bedroom 3:**

14'5 x 11'1 (4.39m x 3.38m) Double glazed window with seating below, radiator and ceiling point.

#### **Bedroom 4:**

11'0 x 7'2 (3.35m x 2.18m) Double glazed window, radiator and central ceiling light.

### **Shower Room:**

10'9 x 7'6 (3.28m x 2.29m) Three piece suite comprising: Double walk in shower with glazed doors, low flush WC and pedestal wash hand basin. Built in airing cupboard housing the immersion tank, radiator, double glazed window, shaving point and central ceiling light.

### **Outside:**

#### **Front Garden:**

The front garden is enclosed with a stone wall to the sides with a lawned area, flower and shrub borders. Path leading up to the front door and to either side of the house. Ample off road parking with a timber gate to the front and private driveway running alongside the river up to the road. The paddock to the front of the house is enclosed by stock fencing and measures approximately 5 acres.

Attached to the side/back of the house are stone outbuildings providing log storage and workshop area.

#### **Rear Shed/Workshop:**

19'3 x 11'6 (5.87m x 3.51m) Door from the rear of the main house and door from the side of the house. Two Velux windows, window to the rear, power and light.

#### **Stone Stable:**

12'9 x 9'6 (3.89m x 2.90m) Detached stone built/slate roof stable with 'stable door'. Window to the rear and ceiling light.

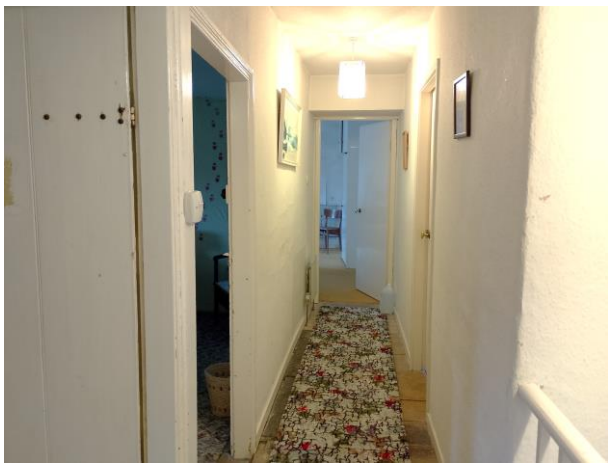
#### **Detached Garage:**

21'4 x 14'4 (6.50m x 4.37m) Currently used as a garage and houses the oil tank and boiler. Power, light and a boarded timber loft space for storage.

#### **Rear Paddock:**

Measuring approximately 1.10 acres.







**Services:** Mains water and electricity connected. Oil fired central heating installed. Private septic tank drainage system installed.

**Tenure:** Freehold with vacant possession upon completion.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.  
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

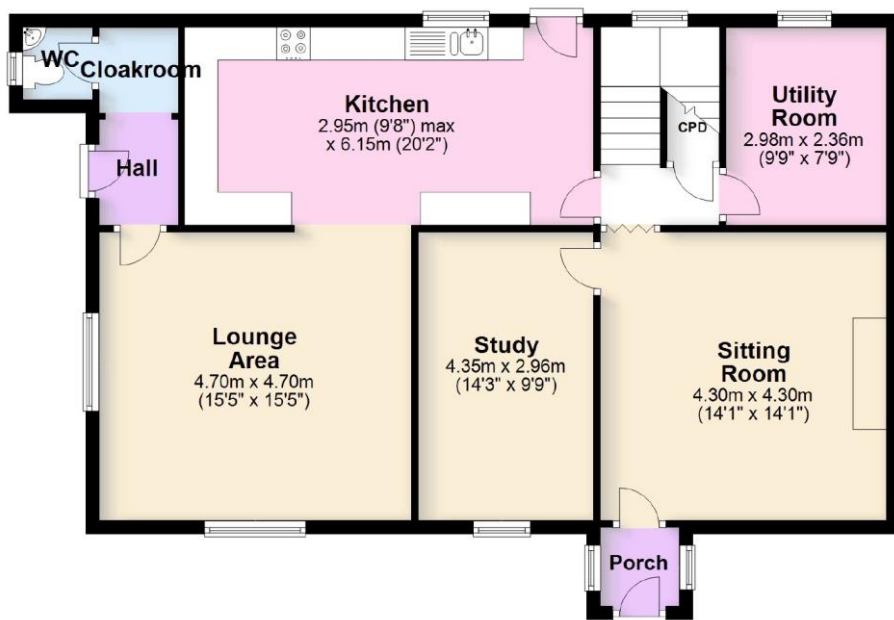
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**

### Floor Plans

#### Ground Floor

Approx. 94.5 sq. metres (1016.7 sq. feet)

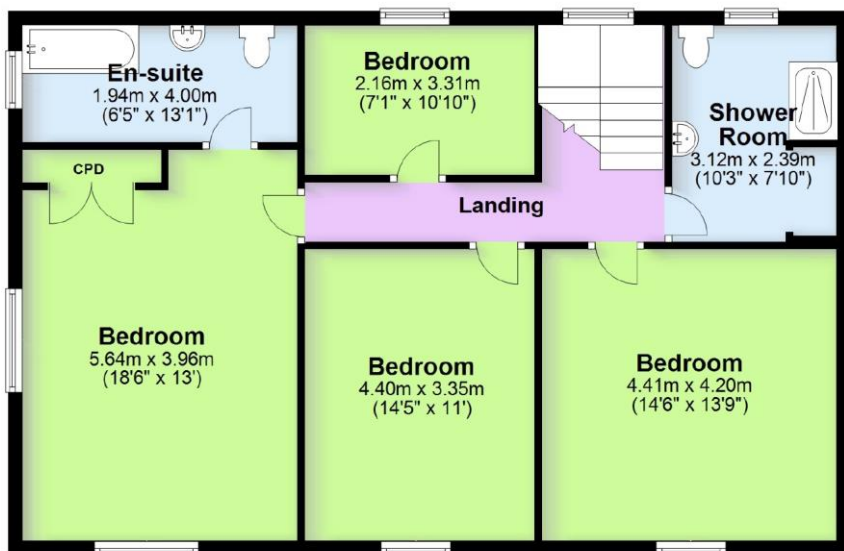


### Energy Performance Certificate

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         | 74                      |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> | 43      |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

#### First Floor

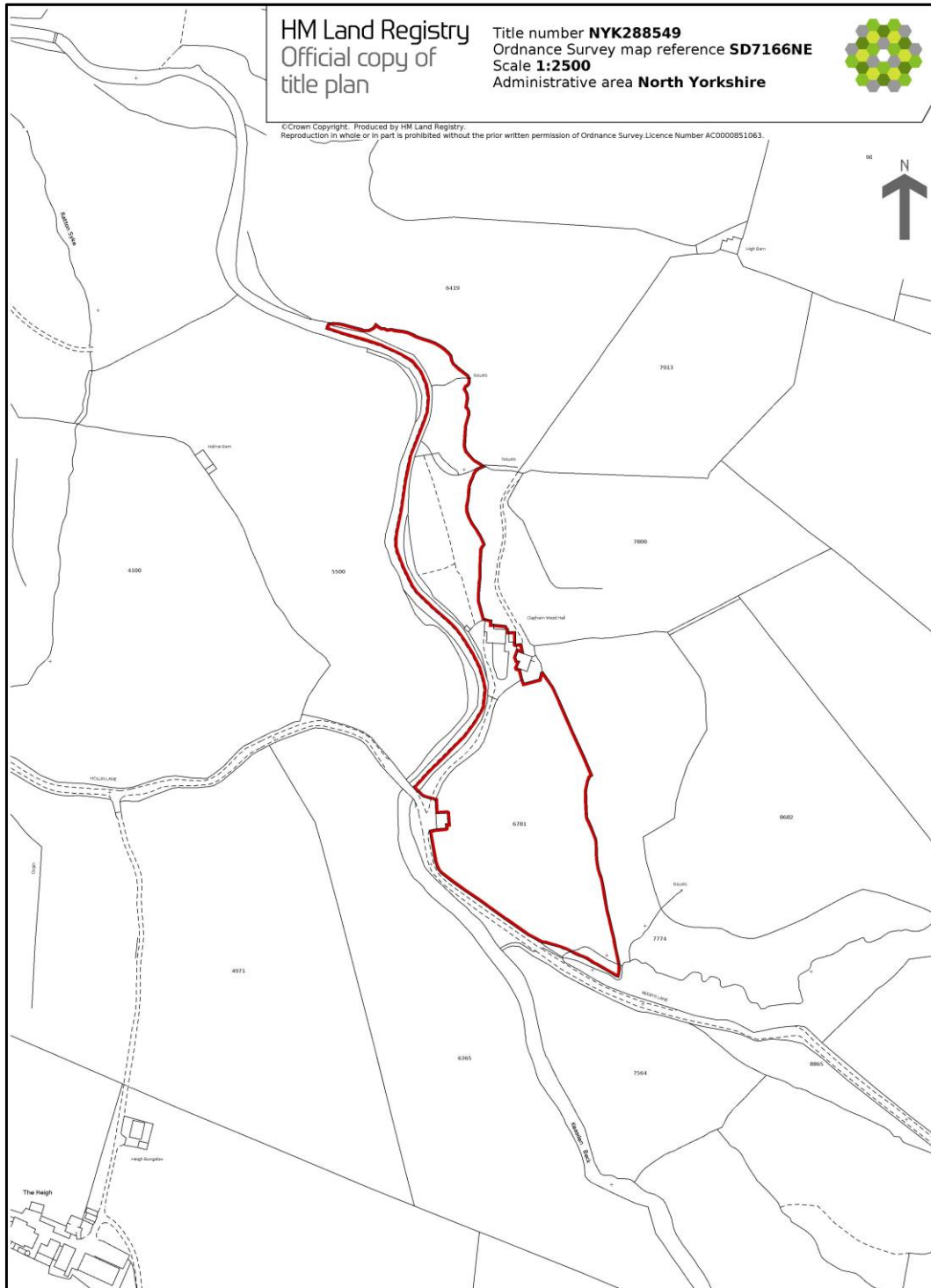
Approx. 88.6 sq. metres (953.5 sq. feet)



# FOLLOWING THE SEASONS AT CLAPHAM WOOD HALL



## Copy Title / Boundary Plan



Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: [sawley@rturmer.co.uk](mailto:sawley@rturmer.co.uk)

Royal Oak Chambers, Main Street,  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: [bentham@rturmer.co.uk](mailto:bentham@rturmer.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: [mailto:kendal@rturmer.co.uk](mailto:mailto:kendal@rturmer.co.uk)



### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.