



Savills

HAIGHTON HOUSE

COW HILL • HAIGHTON • PRESTON

savills





HAIGHTON HOUSE

COW HILL • HAIGHTON • PRESTON • PR2 5SJ

LONGRIDGE 3 MILES, PRESTON 5 MILES, LANCASTER 27 MILES, MANCHESTER 34 MILES

A splendid Georgian style Grade II listed residence

Attractively presented kitchen breakfast room

Light and spacious informal and formal sitting rooms

Beautiful oak panelled dining room

Seven tastefully decorated bedrooms

Five bathrooms

Exceptional ancillary accommodation

Garaging

Land of about 76 acres

Savills Clitheroe

5 Church Street, Clitheroe, BB7 2DD

01200 411 046

clitheroesales@savills.com



SITUATION

Haighton House occupies a wonderful private setting on the fringe of Grimsargh village, which lies between Preston and Longridge, in a discrete location well positioned for access to motorway links. The village is home to St. Michael's Parish Church, a primary school, a large parkland, a village shop, an award winning public house and a monthly farmers' market. In addition to its own well respected primary school, Grimsargh has bus services to Kirkham Grammar School, Stonyhurst College and two state secondary schools in Longridge.

For all major amenities, the city of Preston offers a wealth of services including a range of high street stores in two shopping centres, several supermarkets, fuel stations, Royal Preston Hospital, a variety of award-winning restaurants and bars, and public houses. A railway station providing links to Manchester, Glasgow, Edinburgh and London Euston. Preston also offers a range of education including University of Central Lancashire, Cardinal Newman College and nearby Runshaw and Myerscough Colleges.

The property also provides great access for commuters or anyone requiring access to major business conurbations, being around 3.5 miles from the M6 and about 8 miles from Preston train station.

HISTORICAL NOTE

Haighton House is a Grade II listed property built in 1820 and occupies a glorious south facing setting. The house was built by Captain Evan Gerard and his daughter sold it to James Anderton in 1832. He enlarged the house to accommodate his extensive family for almost seventy years. Squire Anderton, as he was known, sprang from an ancient family who could be traced back the late 16th Century and whose fortune was found in cotton. They were a noted Catholic family in the area and one room was converted to a chapel which still remains today.

DESCRIPTION

Haighton House is approached by a private driveway set in gardens and parkland extending to around 76 acres. The tree lined driveway leads you to the handsome property with a magnificent cedar tree set amongst well manicured gardens that surround the property, and is well proportioned with many examples of period

features including an oak panelled informal sitting room, ornate cornicing and sash windows.

The traditional pillared entrance leads into an elegant entrance hallway with an open-well staircase and large domed skylight. To the left of the hallway is an informal sitting room with traditional oak panelling and open fireplace. To the right is a formal sitting room with marble fire surround and dual aspect sash windows overlooking the grounds. Adjacent to this room is an impressive dining room with oak parquet flooring and large bay window overlooking the gardens. The kitchen breakfast room is attractively presented with a range of base and wall units, a central island unit, integrated appliances and a full height fitted oak and glass dresser. Large windows overlook the terrace area and woodland behind. From the breakfast room an inner hallway leads to a study, a cloakroom and a games room which also can be accessed from the kitchen. The utility room is located to the rear of the kitchen and adjacent is access to the large terrace area to the rear.

The stunning staircase from the entrance hallway leads to the first floor and bedroom accommodation. This includes a charming master bedroom with working fireplace and adjacent spacious dressing room and an en suite bathroom with roll top bath and walk in shower. There are a further six bedrooms (two with en suite shower rooms and one with a wet room dressing room). There is a spacious family bathroom with roll top bath, as well as a gym and a chapel.

THE COTTAGE

The Cottage benefits from a separate entrance door along with access from the main house. Offering well finished additional accommodation comprising a kitchen, two reception rooms, a wet room and two double bedrooms.

THE COACH HOUSE

The Coach House is situated next to the courtyard to the rear of the property and offers separate ancillary accommodation, in keeping with the style of the building with exposed beams, high ceilings and arched windows. Comprising a kitchen, two reception rooms, a bathroom and two double bedrooms.











HAIGHTON HOUSE

APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE 9,399 SQ FT / 873 SQ M

GARAGE 1,499 SQ FT / 135 SQ M

ANNEXE 1,241 SQ FT / 115 SQ M

COACH HOUSE 1,958 SQ FT / 182 SQ M

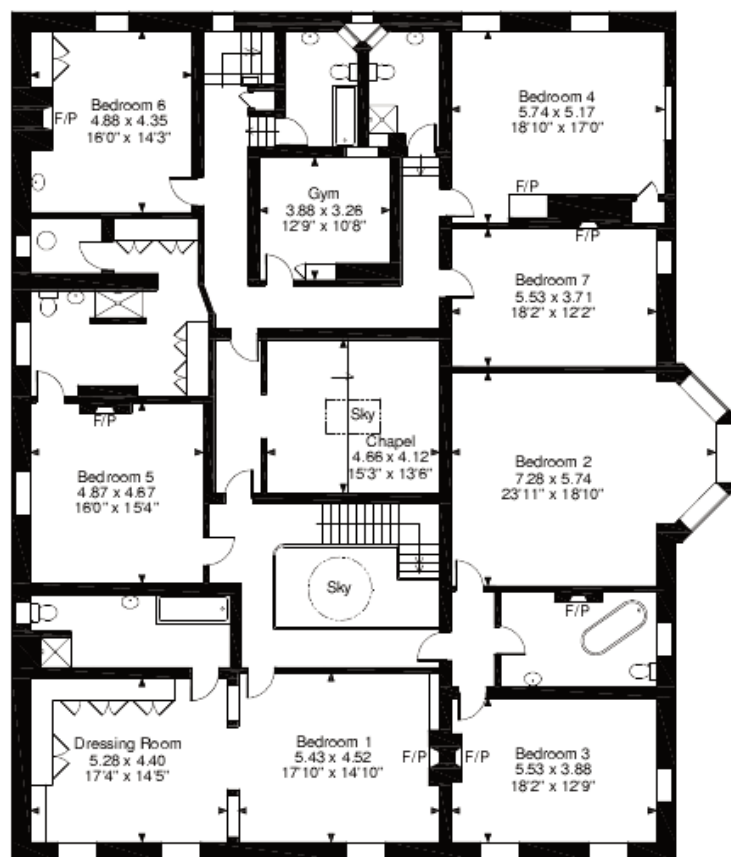
WORKSHOP 195 SQ FT / 18 SQ M

STORES 643 SQ FT / 60 SQ M

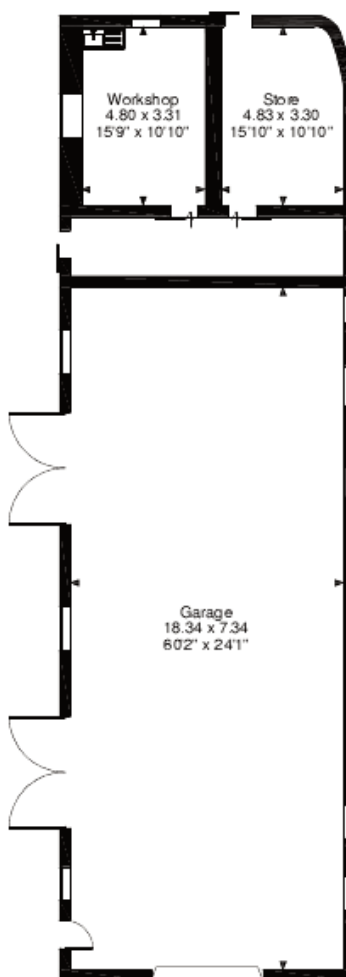
TOTAL GROSS INTERNAL AREA 15,534 SQ FT / 1,443 SQ M

FOR IDENTIFICATION ONLY

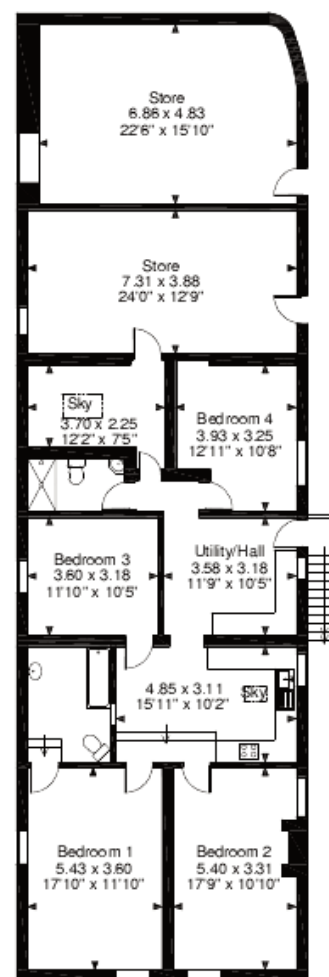
NOT TO SCALE



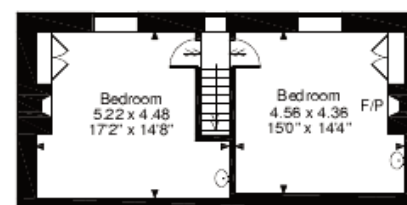
First Floor



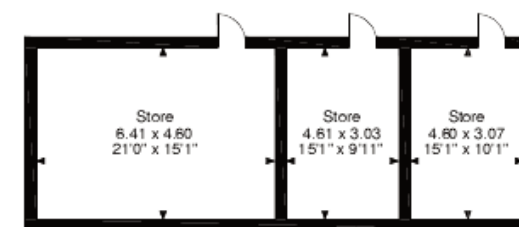
**Coach House
Ground Floor**



**Coach House
First Floor**



Annexe First Floor



Stable Block

GARDENS AND GROUNDS

Approached by a driveway leading through extensive parkland, with formal gardens laid to lawn. The gardens are beautifully maintained, with a lawn area to the east aspect of the property ideal for a marquee. A large terrace area to both the east and west aspects of the property is perfect for al fresco entertaining. Land surrounds the property (of around x acres) and is made up of grazing land and woodland. There is a stable block currently used for storage and a substantial double garage with workshop and additional store room. The tennis court is discretely positioned behind the courtyard.

GENERAL REMARKS

DIRECTIONS

Head northbound on the M6 and take junction 31A, heading south west on Bluebell Way (B624). At the first roundabout take the 2nd exit onto Longsands Lane and at the second roundabout take the 3rd exit keeping on Longsands Lane and taking a right turn onto Fernyhalgh Lane. Continue along Fernyhalgh Lane keeping right just after the M6 motorway bridge, follow the lane and take the third turning on to the drive way with white metal gates on the left hand side.

SERVICES

Main electricity, mains water, private drainage, oil fired central heating and propane gas.

LOCAL AUTHORITY

Preston Borough Council

VIEWING

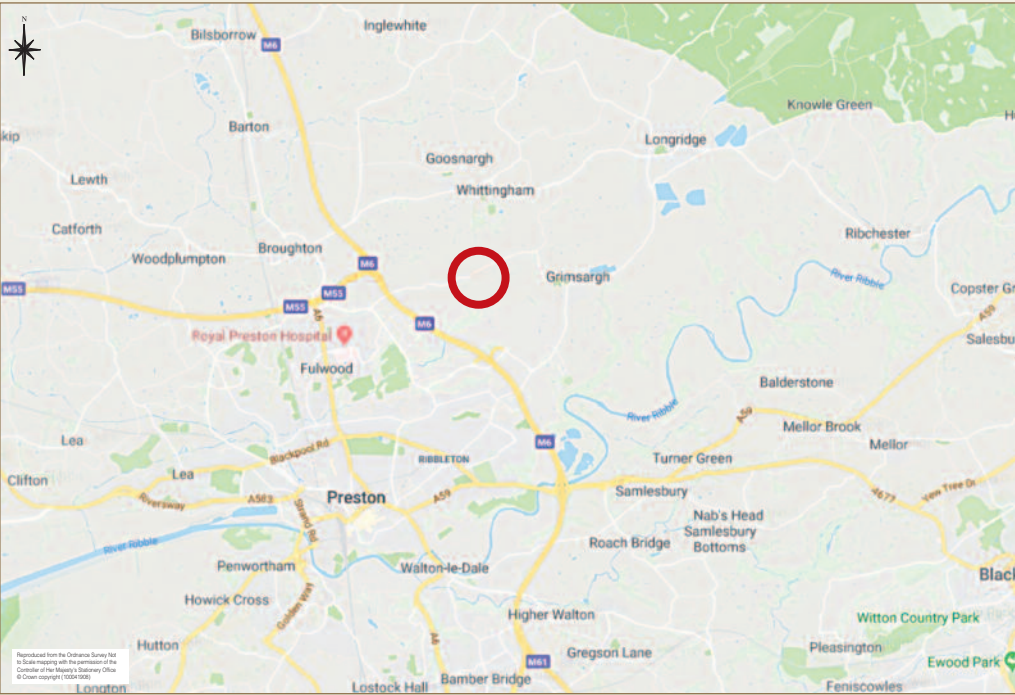
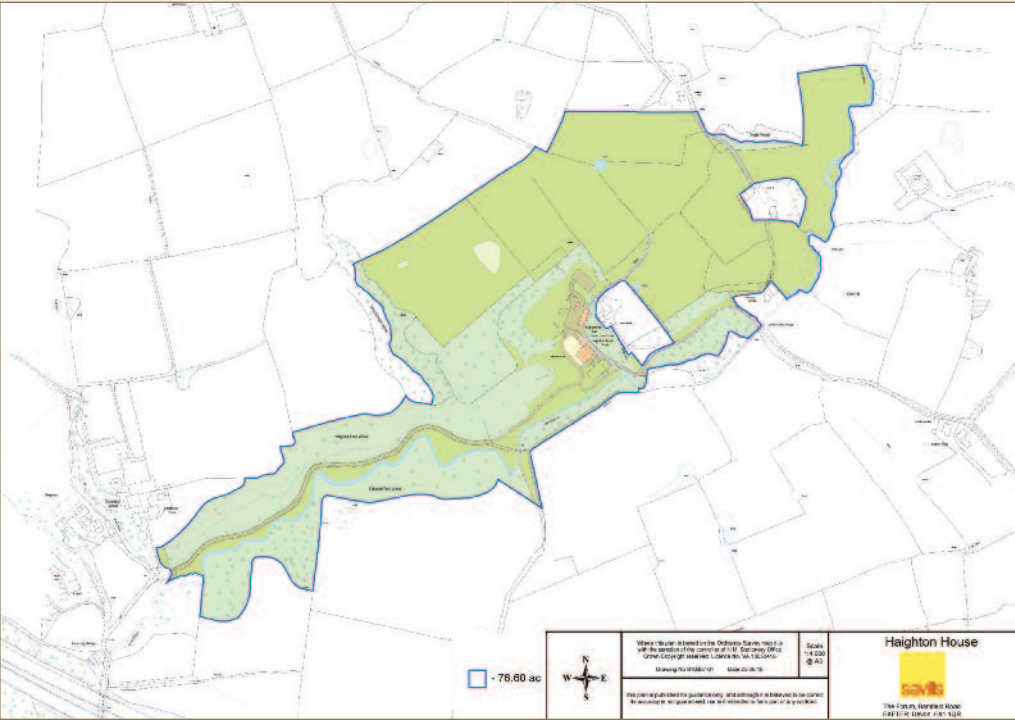
Strictly by appointment with the agents: Savills 01200 411 046 – clitheroe@savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared July 2018.







Savills

Savills Clitheroe
5 Church Street
Clitheroe BB7 2DD
clitheroe@savills.com

01200 411 046

savills