



Landmark Grade II listed Georgian residence

Knuzden Hall, Stanhill Road, Oswaldtwistle, Accrington, Lancashire BB5 3RE

Freehold



4 or 5 bedrooms • 2 - 3 bathrooms & washroom • 2 reception rooms • Living dining kitchen • Barrel vaulted cellar • Garden house and garage • Lawned gardens & side terrace

Local information

Set at the head of a long private gated drive within an exclusive enclave of three former ancillary properties Knuzden Hall is an impressive and beautiful Georgian house.

The town of Oswaldtwistle, about 0.5 miles away, has multi-denominational primary schools and provides many local services, a well-patronised gastro pub and shopping, with more comprehensive offerings in Blackburn, about 3 miles, Accrington 3 miles and Rossendale, about 8 miles, with supermarket superstores.

Queen Elizabeth Grammar School and Westholme School in Blackburn are highly regarded and are only about 3.5 miles away.

Access to the principal Lancashire towns is easy via the M65, with Preston 12 miles away, Bolton about 15 miles and Burnley 10 miles. Manchester city centre is about 25 miles. London and Glasgow are less than 2hrs 30 min by train from nearby Preston mainline.

About this property

Knuzden Hall is a fine Grade II listed Georgian country house which has been carefully restored in recent years to create a comfortable and stylish home remarkably well suited to contemporary living.

With classical dimensions, the property is attached at part of the rear to an adjoining farmhouse listed property, and there are two further top-quality residences within this small,

select enclave.

It is incredibly rare to find period homes so comprehensively upgraded and ready for buyers to enjoy immediately, our clients have not yet completed the principal bedroom suite and its adjoining bathroom, which are perfect for buyers to 'make their own'.

The impressive front door opens to a porcelain tiled hall with its pretty Georgian staircase and a cloakroom with Travertine tiling and a contemporary suite. The drawing room lies off to the left and is a magnificently proportioned room with ornate plaster-work and shuttered sash windows. The focal point is a period style fireplace with a living flame gas fire.

The living-dining-kitchen is to the right of the hall and extends to the full depth of the house. With impressive herringbone oak wood block flooring, a triple aspect with shuttered sashes to the front and tall side windows with double French doors to the side terrace garden. Stone mullion windows grace the rear aspect beyond the contemporary kitchen with its Corian surfaces, integrated SMEG double oven and island with a SMEG gas hob and a six-seater breakfast bar. The dining/sitting area features a fantastic stone fireplace in granite with a recessed wood burning stove.

The rear vestibule has a staircase off leading down to a fabulous barrel-vaulted cellar with a utility area and a second chamber for a workshop/store.

The first floor landing is perfect space for a home office and off





to the right is a comfortable and well-proportioned sitting room with a period style fireplace and a wood burning stove. This room could be equally well used as another bedroom if needed.

To the left of the landing is the principal bedroom which our clients have not completed and with two large sash windows to the front offers great potential to finish to your own style and taste. To the rear a step leads down to a large en-suite bathroom which again, is ready for buyers to finish to their own specification.

The remaining rooms are as enticing and beautifully finished as the ground floor. A house bathroom on the half landing includes a double ended bath, wash hand basin and low-level w. c. with under floor heating and part panelled walls with a feature 'split-face' marble wall. This room also benefits from a spacious linen cupboard.

There are three further bedrooms on the second floor, two are large doubles, one with a dressing room and washroom and the other with an adjoining vestibule and bathroom, useable as an en-suite or second house bathroom. The central bedroom has double doors and a sash window to the front.

The south facing gardens lie to the front, are lawned and landscaped to create two levels and feature an oak framed garden house and garage store, although not currently accessible with a car. This building is perfect for a home office if needed.

The gated gravelled driveway leads from the private drive and has plenty of parking/turning area with a second entrance gate to the side. The side courtyard garden is perfect for entertaining in the summer months with direct access from the kitchen

and is private.

The property has mains gas, electricity and water with a shared private sewerage system.

Tenure

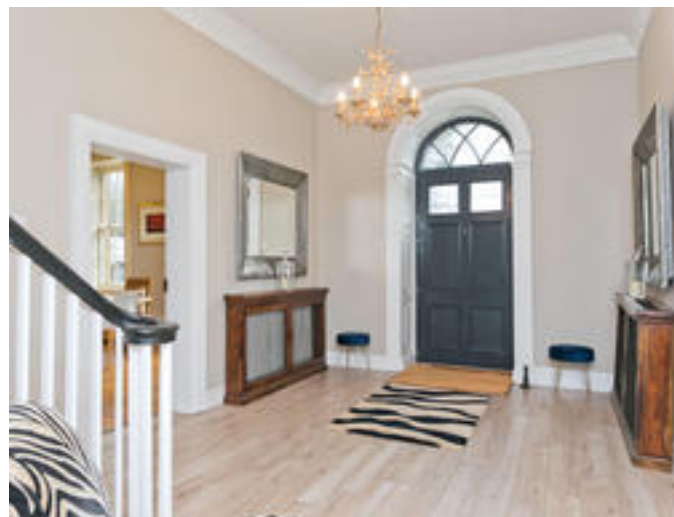
Freehold

Local Authority

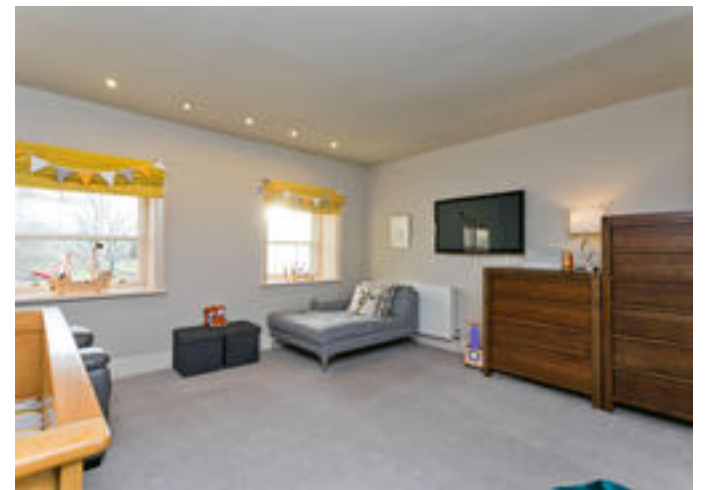
Hyndburn Borough Council
01254 388111

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 351.19 sq m / 3780 sq ft

Total 351.19 sq m / 3780 sq ft

Mark Holden

Savills Wilmslow

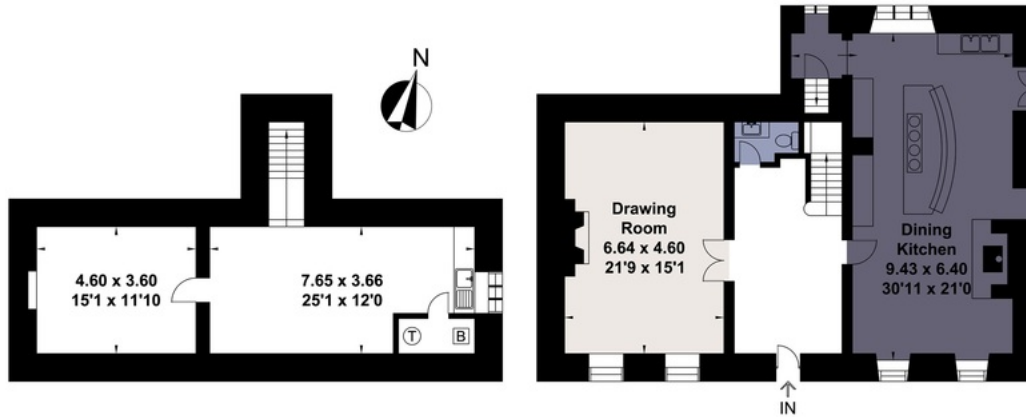
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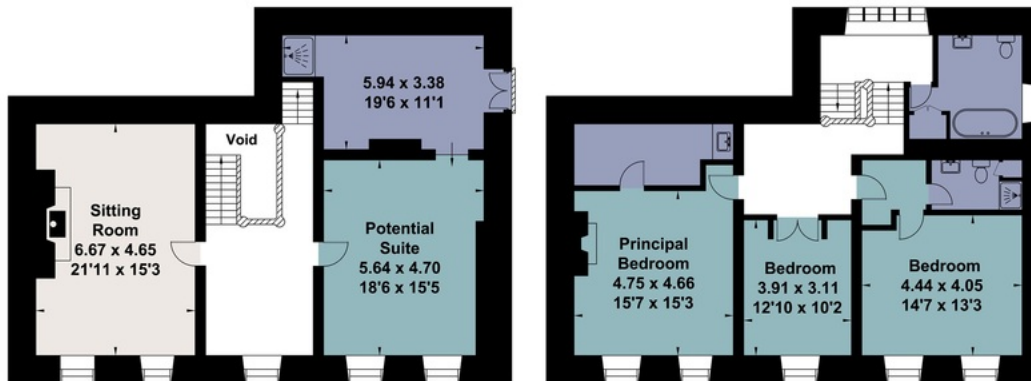
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Cellar

Ground Floor



First Floor

Second 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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