



Pine Brook, The Green

Borwick, LA6 1JR

Mason & Gillibrand Architect Designed individual Residence Built 2001, with
3 double bedrooms all en-suite, 3 entertaining rooms,
walled gardens & double garage

£795,000

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Description

A Mason Gillibrand Architect 'individually' designed residence built 2001 with immense charm and character. No expense has been spared in building this property which offers many fine features and splendid elegant accommodation (approx 3223 sq ft). The 3 entertaining rooms are delightful along with the quality fitted kitchen, feature gallery landing, 3 double, en-suite bedrooms and many impressive solid oak characteristics. The automatic gated residence has established gardens which are simply beautiful and private with 2 garages, extra parking, Lancashire stone walls, a natural running brook and idyllic surroundings ensuring peace and tranquillity. Superbly located and positioned opposite the entrance of The Historic Borwick Hall, a grade one listed 16th century Manor House set within 18 Acres of picturesque land, less than 2 miles from M6 Junction 35.

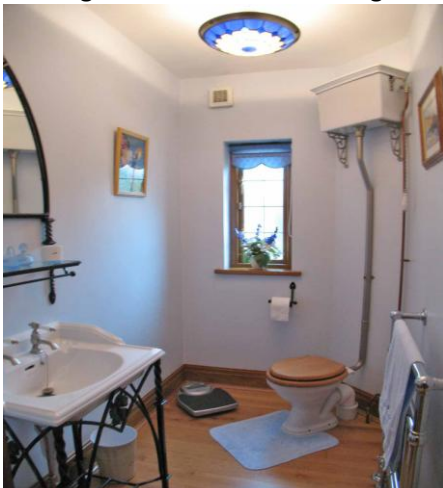
Entrance

Solid Hardwood entrance door.



Entrance Hall

Spacious with solid Oakwood flooring. Hardwood leaded double glazed window with side outlook. Large walk-in storage cupboard with light point. Cloaks recess. Wall mounted security alarm panel. 2 x Central heating radiators. Power and light.



Cloaks/WC

Cloaks/WC

2 Piece suite in white comprising: 'Heritage' designer wash basin. High flush WC. Solid Oakwood floor. Hardwood obscured leaded double glazed window. Stainless steel heated towel rail/radiator. Extractor fan. Ceiling light point.



Lounge

Feature fireplace with Oakwood mantle. Fitted 'EFEL' multi fuel stove. Polished mantle, hearth and sides and impressive Gallery landing above. Dual aspect. Hardwood leaded windows incorporating matching double doors leading out to flagstone patio and private formal gardens. 7 Meter high vaulted ceiling with Oakwood beams. 2 x Central heating radiators. Television point. Power and down lighting.



Archway access from each side of fireplace to: -



Formal Dining Room

Formal Dining Room

Italian marble fireplace with display mantle, hearth and inset coal effect living flame gas fire. Solid oak floor and beamed ceiling. Spindled staircase access leading to first floor landing. Hardwood leaded window looking into landscaped garden. Central heating radiator. Power and down lighting.

Double Hardwood leaded glazed doors leading through to: -



Sun Lounge

Hardwood double glazed garden aspect windows incorporating 2 x double door access to stunning private garden area. Attractive marble flooring. 2 x Central heating radiators. Access to ground floor bedroom. Power and down lighting.



Kitchen Diner



Kitchen Diner

A splendid room comprising sink with mixer tap and base units providing contrasting working surfaces incorporating drainer. Integrated 'Bosch' automatic dishwasher. Range master professional cooking range with extractor above. 'Bosch' microwave. 'Smeg' American style fridge freezer. Basket storage. Wine rack. Impressive quarry styled tiled floor. 6 x Hardwood double glazed leaded windows. Oak beamed ceiling. Central heating radiator. Under unit lighting. Television point. Power and light.

Utility Room

Single drainer stainless steel sink with base unit and work top. Door access to integral double garage. Door access to garden area. Large boiler cupboard and drying area housing 2 x Valliant gas central heating boilers. Hot water cylinder. Solid oak floor. Plumbed for automatic washing machine. Central heating radiator. Tiled splash back. Extractor fan. Power and light.



Bedroom 3

Feature vaulted beamed ceiling. 2 x Hardwood leaded windows looking on to patio. Double leaded glazed panelled doors leading to sun lounge. Access to dressing area. Quality fitted wardrobe to one complete wall. Central heating radiator. Power and light.



En-Suite

En-Suite

Impressive designer 3 piece suite comprising: 'Heritage' wash basin. High flush WC. Step-in corner shower cubicle housing wall mounted shower unit with overhead spray. Tiled walls to complement. Hardwood leaded obscured double glazed window. Quality Karndean floor. Heated towel rail/radiator. Down lighting.



Gallery Landing

A most impressive area incorporating feature fireplace providing hearth and mantle with inset coal effect gas fire. Oak beamed ceiling. Spindled balustrade. Hardwood leaded double glazed windows. Relaxing areas. 2 x Central heating radiators. Built-in shelved storage. Power and light.



Master Bedroom

Magnificent Apex vaulted beamed ceiling. 3 x Hardwood leaded double glazed window overlooking various garden areas. Storage into eaves. Range of built-in wardrobes providing hanging space, shelving and storage. 2 x Central heating radiators. Power personal lighting and down lighting.



En-Suite

Impressive designer 4 piece suite comprising Heritage wash basin. High flush WC. Step-in corner shower freestanding 'Claw & Ball' bath. cubicle housing wall mounted shower unit with overhead spray. Attractive tiled walls to complement. Quality Karndean floor. Hardwood leaded obscured window. Fitted heated towel rail/radiator. Down lighting.



Bedroom 2

Another fabulous room with feature apex beamed ceiling. Hardwood leaded double glazed window with garden outlook. Central heating radiator. Power and light.

En-Suite

Quality fitted comprising 'Heritage' pedestal wash basin. Low flush WC. Corner shower cubicle housing wall mounted shower unit. Tiled walls to complement. Heated towel rail. Shaver point. Roof window providing light. Beamed ceiling. Down lighting.

Integral Double Garage

2 x Automatic up and over doors. Hardwood leaded obscured double glazed window. Central heating radiator. Power and light.

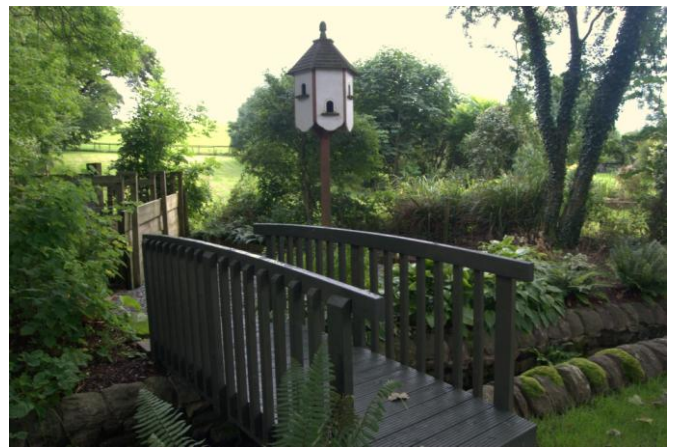
Outside



Security Gateway



Front Garden



Garden Features



Pine Brook



Double Garage – Extra Parking

Automatic double gated vehicular access to driveway leading to parking for several vehicles and superb landscaped original walled gardens. Natural brook with bridges and features. Flagstone patio areas. Beautiful flowerbeds and borders. Ornamental fountains and rockery. Private grounds.



Total area: approx. 299.5 sq. metres (3223.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. GF Property Sales. Plan produced using The Mobile Agent.

Viewing by appointment please telephone 01524 401 402

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