



## **N0981 Georgian Manor House for Film or Photo-Shoot**

Double fronted grade11 listed georgian house available for filming and photo shoots.

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**Location:** Greater Manchester, United Kingdom

**Within the M25:** No

**Categories:** Stately Homes & Manors | Family Traditional

### Features:

#### Bathroom Types

- Family Bathroom
- Shower Room

#### Bedroom Types

- Double Bedroom
- Four Poster Bedroom
- Twin Bedroom

#### Exterior Features

- Back Garden
- Outbuildings
- Tennis Court
- Walled Garden

#### Facilities

- 3 Phase Power
- Domestic Power
- Green Room
- Mains Water
- Toilets

#### Floors

- Carpet
- Real Wood Floor
- Stone Floor

#### Interior Features

- Furnished
- Period Fireplace
- Period Staircase
- Wood Burning Stove

#### Kitchen Facilities

- Aga
- Eat In
- Large Dining Table

#### Kitchen types

- Cream & White Units
- Rustic Kitchens

#### Parking

- Driveway
- Off Street Parking

#### Rooms

- Conservatory
- Dining Room
- Drawing Room
- Living Room

#### Views

- Countryside View

#### Walls & Windows

- Bay Window
- Exposed Beams
- Painted Walls

## Interior

Double-fronted Grade 2 listed house, mainly Georgian with a heritage back to the early C17th, as well as a Victorian extension.

The house is full of eclectic pieces ranging from French antique to modern classics including Barcelona and Eames etc., and huge luxury 10ft silver sofas perfect for celebrity interviews etc. etc...

The property is 10 minutes from the end of the M65 on the eastern side of Colne. Part-renovated, it so it offers some period settings and some blank canvases for film-makers and stills shooters. Period details and character a-plenty with large entertaining rooms, atmospheric and dark corridors and corners, Farrow & Ball paint colours everywhere, stone/wood floors in most rooms, original/reclaimed fires (many coal/stoves), many old radiators (not that efficient!), stone back stairs, original window glass and glazing bars, antique furniture, cobbled yard, and imposing front and back doors. Looking at each main room: Drawing Room 21'3" x 19', blank canvas with yellow feel Sitting Room 17'9" x 14'3", blue/silver/grey, with large open fire Dining Hall 18' x 17'6", dark wood and dark yellow Kitchen 17'9" x 17'9", country kitchen feel with big furniture, range cooker & butler sink, Larder, stone worktops originally for dairy work Bedrooms (5) of varying sizes and styles, from main Georgian/Edwardian (21'3" x 19') to small totally black & white (13'3" x 10') Top floor has landing leading to lookout through Diocletian window, with two offices/bedrooms (old servants' quarters) with high ceilings up to roof, beams and wood floors (both approx. 18' x 16') It has a wide range of outbuildings and gardens in varying states of repair. In a total of one and a half acres, there is: Formal grassy garden to the front (capable of playing croquet) with paths and trees on each side Small herb/fruit/vegetable sections in a garden to the west side a stone summer house (boarded up but intact) a path leading into a small wood, which has trees, ivy, holly etc. a disused tennis court, with stone wall surround and stone seating a 'pointless garden', overgrown and unused with a smelly medieval well a play/activity garden to the east side with trampoline, swings and climbing wall a newly created orchard developing further to the east, by the side drive main car entrance Round the back is a newly, fully refurbished cottage (dates back earlier than the main house, but now warm and cosy and with all mod cons for the Mother-in-Law), a large run-down stable block with expansive top floor (dangerous rotten floor though), a derelict old wash-house, a couple more outbuildings used for storage and a large wood/wire rabbit-run (could double as an aviary!) Excellent views clear across the valley to Boulesworth Hill to the front/south and to the rear/east side is Pendle Hill. Within a short drive are all the sites and settings of rural East Lancashire and various gritty mill towns. Parking for at least 12 cars, with plenty nearby. Good local hostelrys and guest houses within walking distance or a short drive. There is access to 3 phase electricity.











