



**Batty House Farm, Red Lion Street,  
Earby, Colne, Lancashire BB18 6JP**



Skipton 7 miles

Clitheroe 15 miles

This desirable country retreat comprises a stonebuilt traditional farmhouse modernised over the years and extended into the adjoining barn under the same roof level with a new built north east gable addition at a slightly lower roof level providing a five bedroom principal residence and a two bedroom self contained annexe, both two storey, with a principal house bathroom overlapping the annexe utility entrance. Outside there is a detached stonebuilt barn incorporating a former stable and also two detached car garages, landscaped garden features and pony paddock in all extending to a rural setting of 2.65 acres or thereabouts.

Earby has normal local facilities for household needs and the market towns of Skipton and Clitheroe are within easy reach with busy shopping streets, major supermarkets / discount stores, pubs, restaurants, cafés, medical centres, hospitals, schools for all ages, petrol stations, recreation parks, riverside and moorland footpaths.

**Location** Batty House Farm is located on the outskirts of Earby with access via a hard stone track from Red Lion Street, opposite the Red Lion pub.

**Council Tax** for the principal residence and annexe combined band G

**Energy Performance Certificate** House band E Annexe band E

**Tenure** Freehold with vacant possession.

**HM Land Registry Title No's** LA890725 and LAN98368

**Price Guide** £995,000

**Viewing** strictly by appointment through the Selling Agents.

**Selling Agents** Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH Tel. 01200 441351 email [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

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**The principal residence** is constructed of stone walls under a dual pitch stone flag roof with the following accommodation.

**Lounge** 21' 9" x 14' 0" with fitted carpet, stone fireplace with polished wood mantle and stone flag hearth with wood burning stove, book shelves, two front windows with undersill radiators, one wall radiator and two centre ceiling lights.

**Snug Lounge** 14' 0" x 9' 9" with fitted carpet, front window with undersill radiator, stone fireplace with stone mantle, stone flag hearth and fitted electric wood effect stove, polished wood side plinth and two centre ceiling lights.

**Rear Dining Room** 14' 11" x 13' 3" with fitted carpet, rear window, wall radiator, understair cupboard and centre ceiling light.

**Rear L Shaped Hallway** with fitted carpet, wall radiator, two centre ceiling lights, two recessed ceiling lights, stairway to the first floor and entrances to the lounge, living room and kitchen.

**Kitchen** 12' 0" x 14' 8" with wood laminate floor, range of painted wall cupboards and marble work top units incorporating a one and a half bowl single drainer sink unit with Quooker instant hot water tap under the rear window, Siemens five ring ceramic cooker with extractor hood, eye level oven and microwave and recessed ceiling lights.

**Pantry** 8' 6" x 7' 5" with entrance from the kitchen three steps down onto a stone flag floor, cold slab, shelves, centre ceiling light and window to the utility.

**Basement Cellar** 9' 2" x 8' 2" with stone steps down from the pantry onto a stone flag floor with cold slab and centre ceiling light.

**Utility** 12' 10" x 10' 3" with tiled floor, wall radiator, Grant 90 oil fired central heating boiler, stainless steel single drainer sink unit under the rear window, side window, work top units with spaces for a clothes washer and drier and space for a tall fridge, two fluorescent ceiling strip lights, glazed rear stable door entrance and separate toilet with wall radiator and small window.

**First Floor** A return stairway with fitted carpet rises to a half landing with rear window and again to the main landing with fitted carpet, wall radiator and entrances to an ensuite bedroom, four further bedrooms, one of which is furnished as a study, house bathroom and separate toilet.

**Bedroom 1** 18' 7" x 15' 3" / 10' 5" with fitted carpet, rear window with undersill radiator, range of fitted mahogany wardrobes, two centre ceiling lights and two wall lights.

**Ensuite** 13' 5" x 10' 5" with lino floor covering, wall radiator, range of wardrobes with central mirror and double glazed roof light above, half height wall tiling, shower closet with Triton T80 electric shower fitting, panelled bath, toilet, bidet, wash basin and coloured glass double doors from the bedroom.

**Bedroom 2** 20' 3" x 10' 0" with fitted carpet, front dormer window with undersill radiator, porcelain bowl freestanding wash basin on a chest of drawers with hot and cold water taps, centre ceiling light and two spot lights.

**Bedroom 3** 13' 9" x 12' 0" with fitted carpet, front window with undersill radiator, painted wardrobes with central dressing table and centre ceiling light.

**Bedroom 4** 13' 9" x 9' 10" with fitted carpet, front window with undersill radiator and centre ceiling light.

**Bedroom 5 / Study** 11' 6" x 8' 11" with fitted carpet, rear window with undersill radiator, fitted book shelving and desk with computer wiring and centre ceiling light.

**Bathroom** 11' 10" x 8' 3" with fitted carpet, rear window with undersill radiator, hot water cylinder and airing cupboard, full height wall tiling, panelled bath, vanity wash basin, shower closet with Aqualisa electric shower fitting and four recessed ceiling lights.

**The Annexe** is constructed of stone walls under a stone flag roof with living room and bedroom 1 extension of similar construction but lower roof level, The living accommodation is as follows.

**Ground Floor** Front Entrance Conservatory 6' 0" x 5' 11" with tiled floor, double glazed roof and sides, double outside patio doors and step up glazed entrance door to the vestibule open to the lounge with doors to the living room and kitchen.

**Living Room** 17' 10" x 17' 5" with fitted carpet, windows to three sides, pine surround open fireplace with electric fire, skirting convector heating to two walls and sockets for standard lamp lighting.

**Lounge** 16' 8" x 11' 6" with fitted carpet, rear window with undersill radiator, understair cupboard, return stairway to the first floor and centre ceiling light.

**Kitchen** 15' 8" x 10' 9" / 7' 11" with lino floor covering, side window, wall radiator, range of oak wall cupboards and work top units incorporating a stainless steel one and a half bowl single drainer sink unit under the front window, Stoves four ring electric cooker hob, Stoves eye level ovens, Bosch fridge and recessed ceiling lights.

**Utility** 14' 10" x 9' 4" with tiled floor, glazed front entrance with window each side, work top units incorporating a stainless steel single drainer sink unit, Worcester oil fired central heating boiler, space and plumbing for a clothes washer, recessed ceiling lights, pantry with tiled floor and shelves and toilet with tiled floor and ceiling light.

**First Floor** A return staircase leads from the lounge to a central landing with fitted carpet, entrances to two bedrooms, bathroom and pull down ladder to an attic room.

**Bedroom 1** 17' 9" x 16' 0" with fitted carpet, front and gable windows with undersill radiators, range of pine fitted wardrobes with centre glazed door, one mirror back door and centre ceiling light.

**Bedroom 2** 15' 6" x 10' 9" / 5' 3" with fitted carpet, fitted wardrobes, front window, gable window with undersill radiator, centre ceiling light and two spot lights.

**Bathroom** 11' 6" x 11' 4" with fitted carpet, rear window, half height tiling to one wall, corner pine panelled bath with wall tiling, wall divider radiator, pine vanity wash basin, toilet, bidet, hot water cylinder and airing cupboard and three recessed ceiling lights.

**Attic Room** 30' 0" x 11' 7" but head height area 21' 6" x 11' 7" fully boarded with electric lighting, double glazed roof light and pull down ladder access from the first floor central landing.

**Outside Buildings** comprise a detached barn, detached former pig cote, two detached car garages and greenhouse as follows.

**Detached Barn** stonebuilt under a dual pitch stone flag roof comprising two compartment workshop 26' 6" x 13' 3" part flagged floor part concrete floor with window and stairway to the loft, workshop with wood floor, fitted work benches, two windows and fluorescent strip lighting, former stable 27' 3" x 17' 0" with stable door entrance, part stone sets and part brick sets floor, four windows, electric light, two loose boxes and two double stables, first floor loft 32' 0" x 27' 0" with fluorescent strip lighting.

**Pig Cote** stonebuilt under a dual pitch stone flag roof 13' 0" x 12' 3" with concrete floor and stone walled yard 12' 3" x 9' 9".

**Car Garage** 21' 2" x 11' 0" constructed of concrete block walls externally stone faced under a dual pitch stone flag roof with concrete floor, inspection pit and up and over steel door entrance, electronically operated and with electric light and power.

**Car Garage** 20' 0" x 10' 9" constructed of white rendered stone walls under a dual pitch concrete tile roof with concrete floor, two windows and up and over fibre glass entrance door, electronically operated and with electric light and power.

**Services** comprise mains electricity, mains water, septic tank drainage, oil fired central heating to the house and the annexe and double glazing throughout. TalkTalk Fibre 35 Wi-Fi.



**Approach**



**House Lounge**



**House Lounge**



**House Lounge**





**House Kitchen**



**House Kitchen**



**House Snug Lounge**



**House Rear Dining Room**





House Utility



House Bedroom 1



House Bedroom 1



House Bedroom 1





**House Bedroom 1 Ensuite**



**House Bedroom 2**



**House Bedroom 2**



**House Bedroom 3**





**House Bedroom 4**



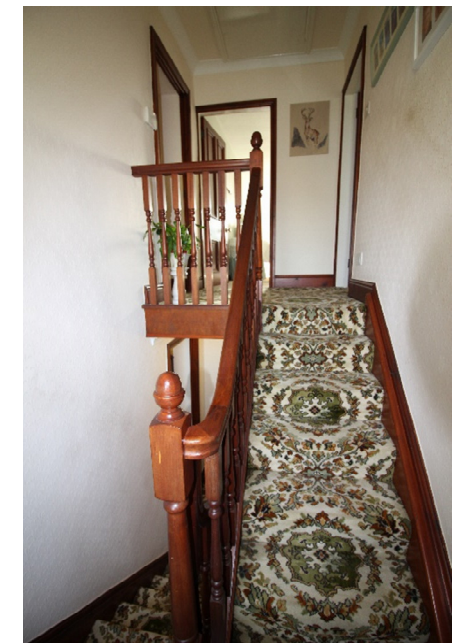
**House Bedroom 5 / Study**



**House Bathroom**



**House Stairway**





**Garden Feature**



**Garden Feature**



**Rear View**



**Croft**





**Annexe Living Room**



**Annexe Living Room**



**Annexe Lounge**



**Annexe Exterior**





**Annexe Kitchen**



**Annexe Kitchen**



**Annexe Utility**



**Annexe Stairway**



**Annexe Utility**





**Annexe Bedroom 1**



**Annexe Bedroom 2**



**Annexe Bedroom 2**



**Annexe Bathroom**





**Annexe Bathroom**



**Annexe Loft**



**Barn**



**Barn Loft**





**Stable**



**Former Pig Cote**



**Car Garage and Greenhouse**



**Barn and Pig Cote**





**Croft**



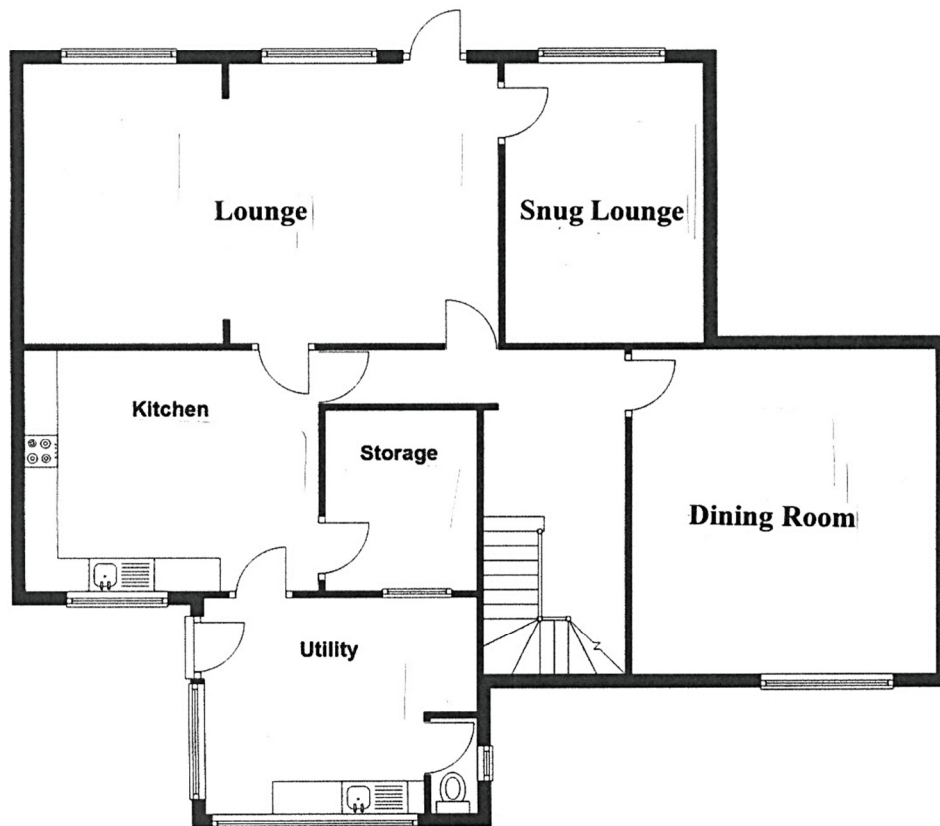
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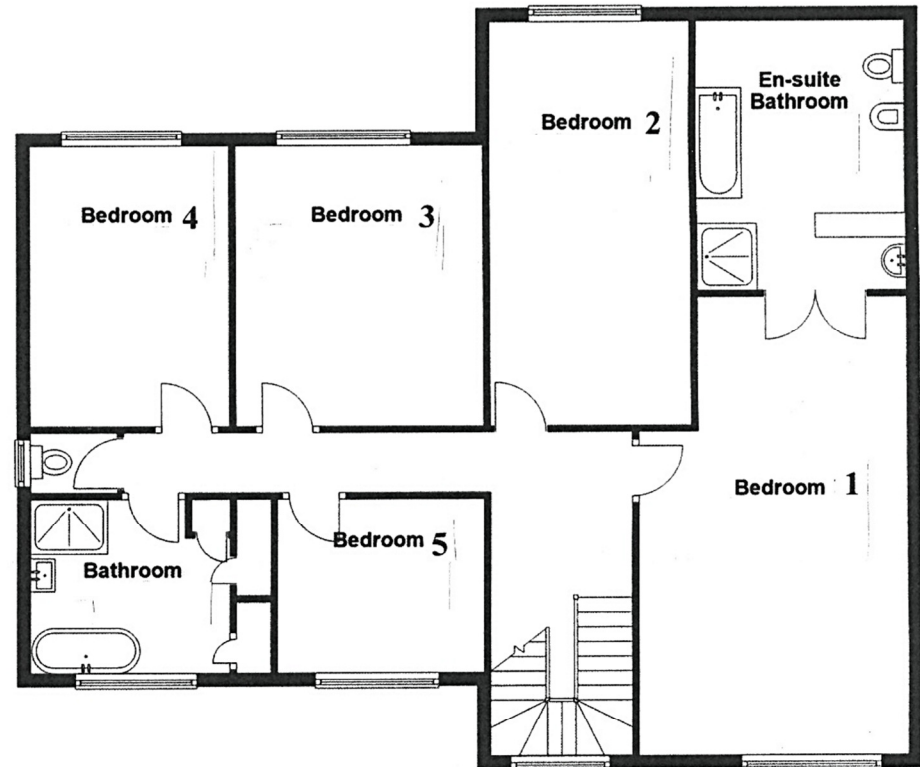


# House Floor Plan

**Ground Floor**  
Approx. 119.0 sq. metres (1281.4 sq. feet)



**First Floor**  
Approx. 127.3 sq. metres (1369.8 sq. feet)



Total area: approx. 246.3 sq. metres (2651.2 sq. feet)

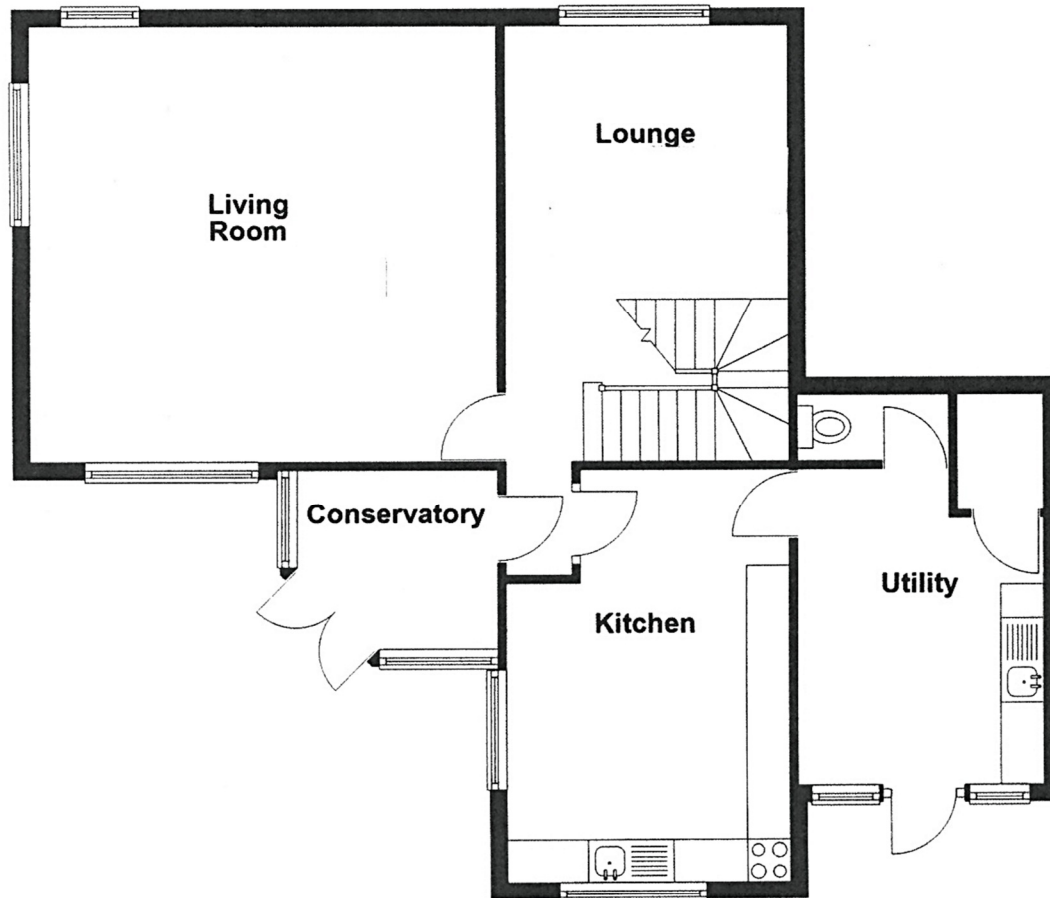
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## Annexe Floor Plan

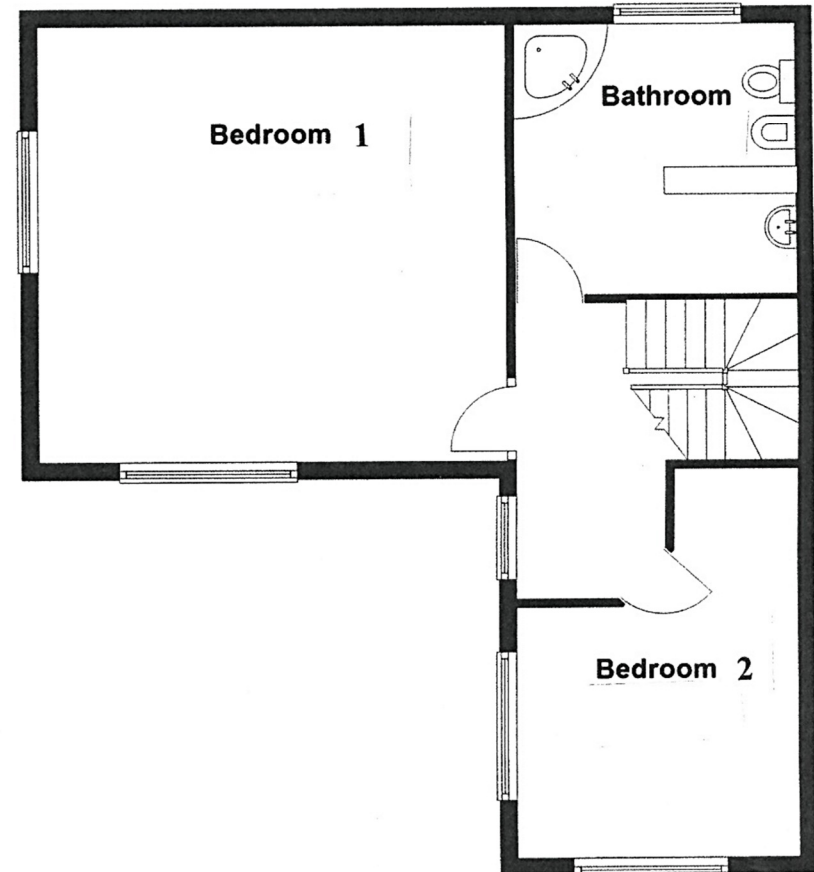
### Ground Floor

Approx. 80.8 sq. metres (869.5 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



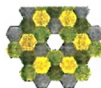
\* Total area: approx. 142.1 sq. metres (1529.0 sq. feet)

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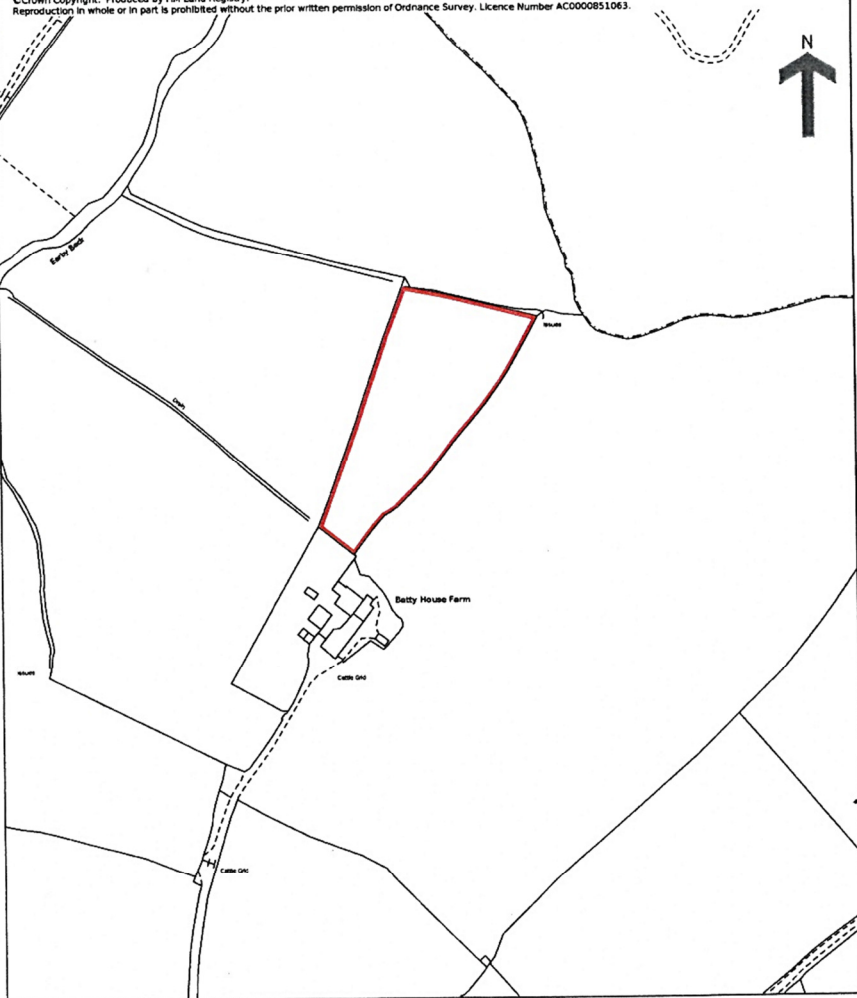


HM Land Registry  
Current title plan

Title number **LAN98368**  
Ordnance Survey map reference **SD9147SW**  
Scale **1:2500**  
Administrative area **Lancashire : Pendle**

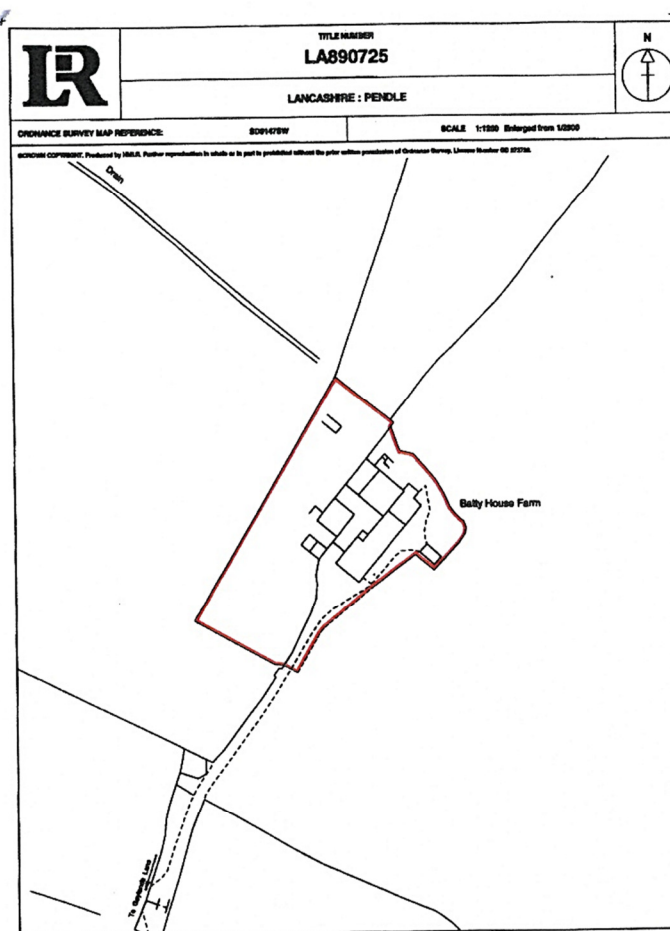


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