



Scott House Farm, Higher Hodder, Great Mitton, Clitheroe BB7 3LW

Clitheroe A59 3 miles

Preston M6 12 miles

A rare opportunity to acquire a three bedroom detached farmhouse, extensive range of modern steel frame general purpose sheds, meadows and pastures in all extending to 32.12 acres or thereabouts. The property is freehold with the benefit of vacant possession and is offered for sale as a whole or in two separate lots.

The Farmhouse is detached and is constructed of stone walls under a blue slate roof with the exception of a gable lean-to and a rear lean-to constructed of brick walls under monopitch slate roofs. The front of the house is exposed stone work and the remaining elevations have a pebble dash render.

The Farmbuildings comprises a range of steel portal frame sheds extending to 18,450 sq ft after a 90ft x 70ft cattle shed is demolished by the vendor.

The Farmland is level productive meadow land extending to 30 acres.

Clitheroe is a market town only three miles away with busy shopping streets, major supermarkets / discount stores, pubs, restaurants, cafés, medical centre, hospital, schools for all ages, petrol stations, recreation parks, walks along the River Ribble and around Clitheroe Castle. Longridge is another market town close by. The A59 Clitheroe bypass gives easy access to Skipton and Preston, M6 Motorway, Garstang, Blackpool, Blackburn, Burnley and Manchester.

Council Tax band F

Energy Performance Certificate band F

Price Guide Farmhouse in 0.75 acre setting £775,000

Farmbuildings and Land in all about 31.37 acres £775,000

Viewing Strictly by appointment through the selling agents.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 Email sawley@rtturner.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Farmhouse

Ground Floor

Hall Front entrance door, power point.

Snug Double panel radiator, two double power points, TV aerial point, wired for central light fitting.

Living Room Asphalt floor, stonebuilt fireplace (not currently in use but could be used if lined internally) and television plinth, two double panel radiators, three double power points, TV aerial point and wired for central light fitting.

Dining Room Boarded floor, open archway to the Kitchen, double panel radiator, double power point, wired for central light fitting.

Kitchen Concrete floor with lino covering, range of oak fronted wall cupboards and work top units incorporating one and a half bowl sink unit, Beko eye level oven, Bosch tall fridge, Fagor four ring ceramic hob and Creda dishwasher. Double panel radiator, four double power points and wired for centre light fitting.

Rear Entrance Porch Tiled floor, glazed door, double panel radiator.

Utility Concrete floor, stainless steel double drainer sink unit, Worcester Danesmoor 26/32 oil fired central heating boiler, meter cupboard, double panel radiator, double power point.

Inner Hall With stairway, understair cold store and entrances to the Snug, Kitchen and Utility.

First Floor A return stairway leads from the Inner Hall to a half landing with single panel radiator and the full landing with single power point giving entrance to three bedrooms and the bathroom as follows:

Bedroom One Room length mahogany effect wardrobes with central dressing table and pair of bedside drawers to match. Double panel radiator, three double power points.

Bedroom Two Two double panel radiators, three double power points.

Bedroom Three Double panel radiator, two double power points.

Bathroom Four piece suite comprising panel bath, pedestal wash basin, bidet, low flush toilet, shower closet with tiled walls, double panel radiator, airing cupboard with hot water cylinder (immersion heater).

Services Mains water (currently submetered supplies for both the farmhouse and the farmbuildings). Mains electricity (metered supply with farm buildings). Septic tank drainage. Oil fired central heating. UPVC double glazed windows to the front of the house, bathroom and half landing.

Store with outside entrance adjacent to the rear entrance porch with toilet comprising low flush toilet and stainless steel single drainer sink unit.

Stone Walled Garden with lawns to the front and side.

The Farmbuildings A modern range of steel frame structures some fifty yards away from the farmhouse with separate access from the council road. They comprise as follows:

Covered Silo - (120' x 60') with concrete floor and concrete panel walls.

General Purpose Store - (50' x 15').

Cattle Shed - (90' x 30').

Cattle Shed - (90' x 70').

Collecting Yard - (100' x 15').

Services Mains water. Three phase mains electricity.

Rights of Way A full right of way is reserved from point A to point B marked on the plan. An agricultural right of way is reserved from point X to point Y marked on the plan. If the farmhouse is sold separately, a right of way will be permitted from point A to point B and also from point C to point D marked on the plan.

Rear Elevation

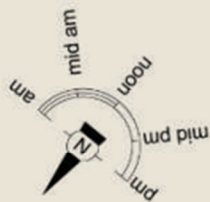


Main Shed and Yard Access



Main Shed and Adjoining Meadow

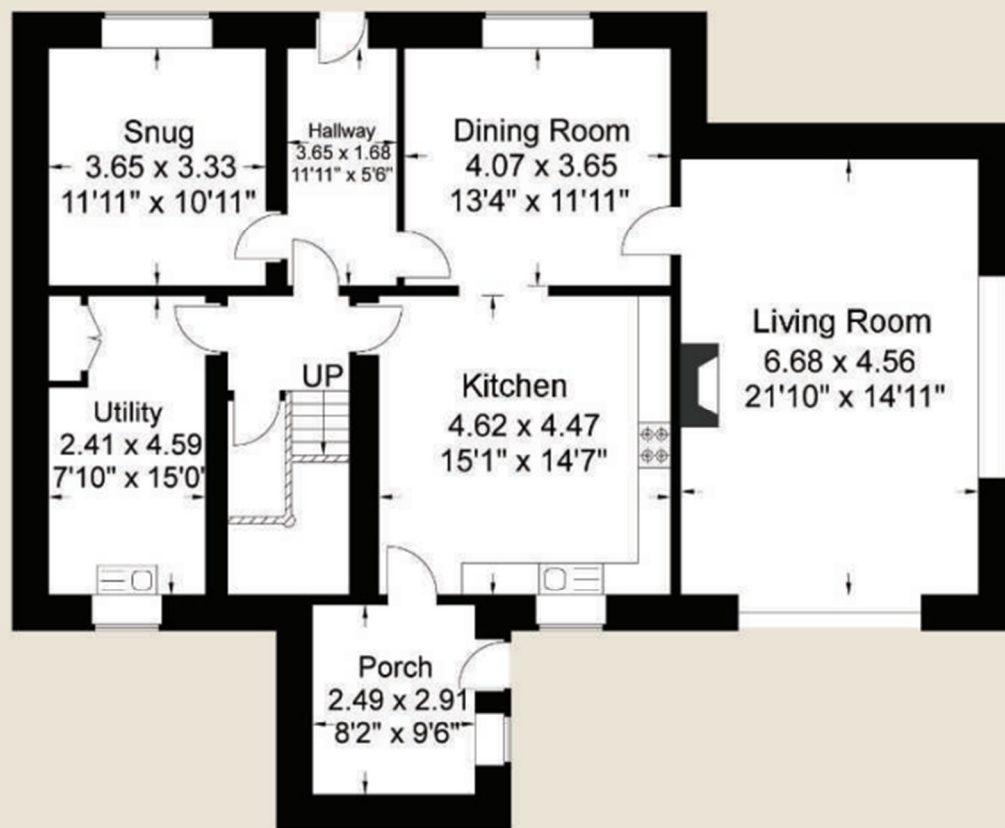




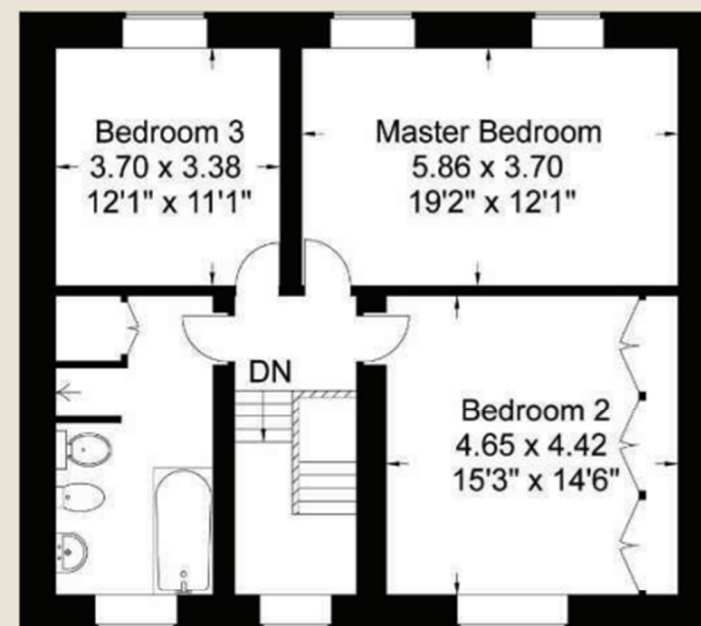
The Farm House

Approximate Gross Internal Area :- 189 sq m/ 2034.38 sq ft

Total :- 189 sq m/ 2034.38 sq ft

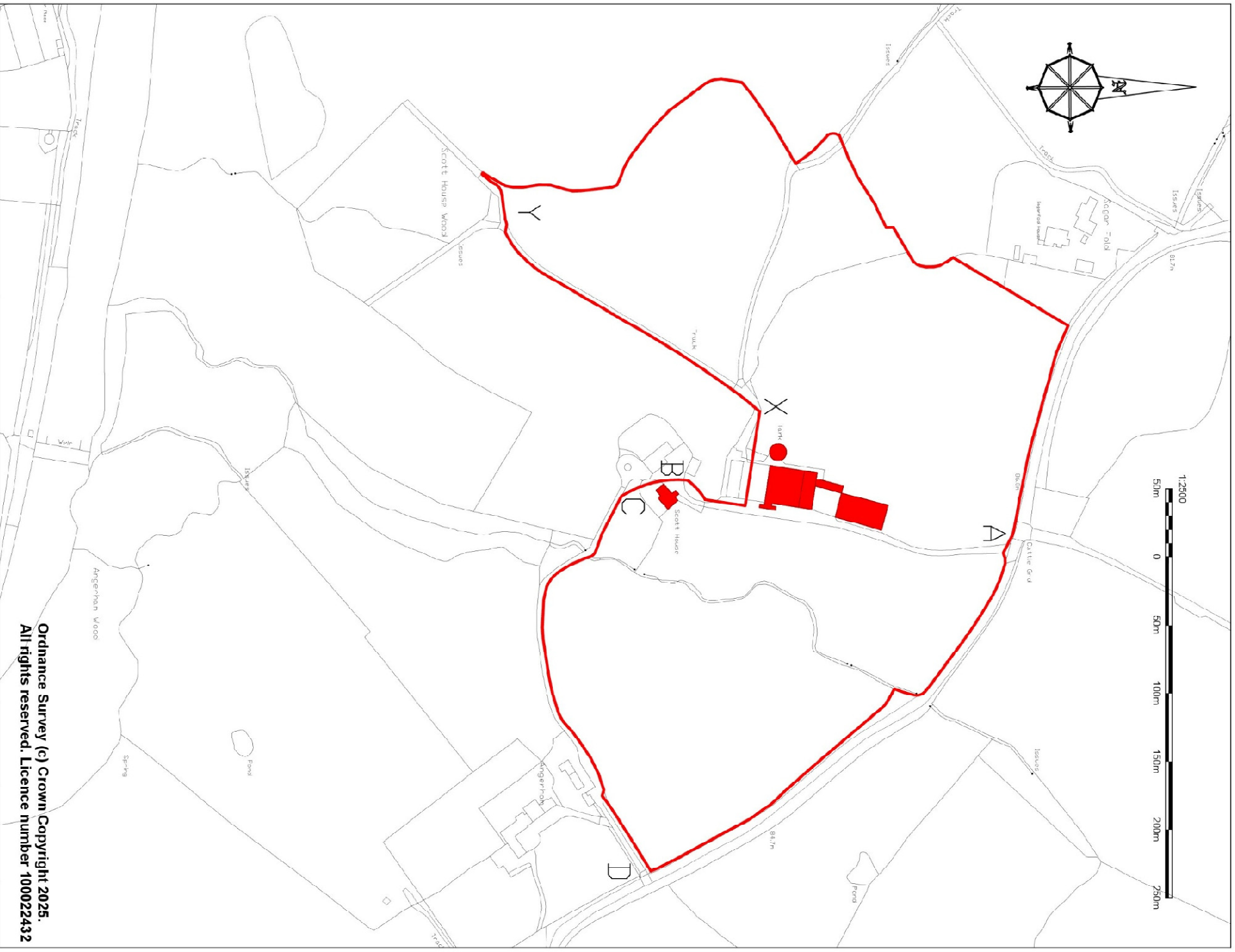


Ground Floor



First Floor

We have not tested the drains, apparatus, equipment, fixtures, fittings, services or appliances to or in the property and therefore cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to clarify the tenure, boundaries, any restrictions or rights of way that may apply and extent of title, through their Solicitors prior to exchange of contracts. These particulars do not form any part of a contract. Mortimers Fine & Country and Richard Turner & Son for themselves and for the vendor(s) or lessor(s) of this property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the vendor(s), their agents or any person in the agents employment. Comments in this description relating to the location, suitability for purpose, aesthetic attributes and proximity to amenities to be regarded as the agents opinion only and not a statement of fact. Room sizes quoted are approximate and given as an indication only.



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Title: Location Plan			Client: Mr F & Mrs P Smalley		Date: 28 January 2026		Scale: 1:2,500 @ A3
			Amendments:				



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