

Hard Clough Farm, Cob Lane, Kelbrook, Colne BB18 6LL



Hard Clough Farm, Cob Lane, Kelbrook provides a golden opportunity to acquire a farmhouse with adjoining barn having development potential to create a large residence or more than one attached dwellings subject to planning permission in a private five acre setting with driveway from Cob Lane. Additionally there is almost 32 acres of adjoining grassland with separate access from Cob Lane and natural stream flowing through the middle. Kelbrook is a charming village and the market towns of Clitheroe and Skipton are within easy reach. Lot 1 comprises House, Buildings, Meadow and Pasture in all about 5.52 acres. Lot 2 comprises grassland extending to 31.96 acres or thereabouts.

Services Mains electricity. Private sewage and a new installation will prove necessary to meet regulations. The spring water supply does not function and a borehole installation will prove necessary.

Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to sawley@rtturner.co.uk

Council Tax - band E

Energy Performance Certificate - band G

Price Lot 1 £595,000 Lot 2 £240,000

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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Lot 1 House, Buildings, Meadow and Pasture in all 5.52 acres – edged red.

The Farmhouse is stonebuilt under a slate roof with a large stonebuilt barn adjoining under the same roof level and extensions to the gable and rear of the barn.

The Farmhouse has the following accommodation.

Ground Floor

Hall 23' 11" x 5' 10" with boarded floor and front entrance door, stairway to the first floor and entrance to ground floor rooms.

Sitting Room 14' 0" x 13' 3" with boarded floor, fire place with tiled hearth and cast iron surround, built in wall cupboard to the side of the fireplace and front window.

Living Room 13' 5" x 11' 10" with boarded floor, tiled fireplace and front window.

Kitchen 14' 11" x 13' 8" with stone flagged floor, gable window and rear window with old sink and stonebuilt fireplace with stone flag hearth.

Utility 13' 4" x 13' 0" with stone flagged floor, fitted cupboard and rear window with old porcelain sink.

Rear Entrance Lobby with entrance to the basement cellar 13' 2" x 11' 9" via a flight of stone steps. The cellar has a concrete floor, front window and is situated under the house living room.

First Floor A flight of steep steps leads from the hall to a central landing 18' 9" x 5' 10" with rear window and entrances to four bedrooms and the bathroom.

Front Bedroom 1 14' 0" x 13' 2" with front window.

Front Bedroom 2 13' 0" x 11' 10" with front window.

Rear Bedroom 3 13' 4" x 13' 0" with rear window and cast iron fireplace.

Middle Bedroom 4 8' 3" x 5' 10" with front window.

Bathroom 15' 0" x 13' 4" with rear window, gable window, airing cupboard with cylinder and cold water header tank, bath, wash basin, toilet and cast iron fireplace.

Adjoining Barn 36' 9" x 27' 9" with earth floor, hay bay, threshing bay with large front door and third bay with shippens with tyings for twelve stirks with hay loft above.

Gable Leanto 49' x 31' with steel beams and cement fibre roof cladding and rear area with pens 33' x 23' under the same roof with concrete block walls.

Rear Leanto 36' x 17' formerly a twelve cow milking shippon with stone walls, loft timbers but no roof.

Rear Leanto 24' x 7' outhouse with stone walls and slated mono pitch roof.

Rear Leanto 12' x 11' outhouse with stone walls and cement fibre monopitch roof.

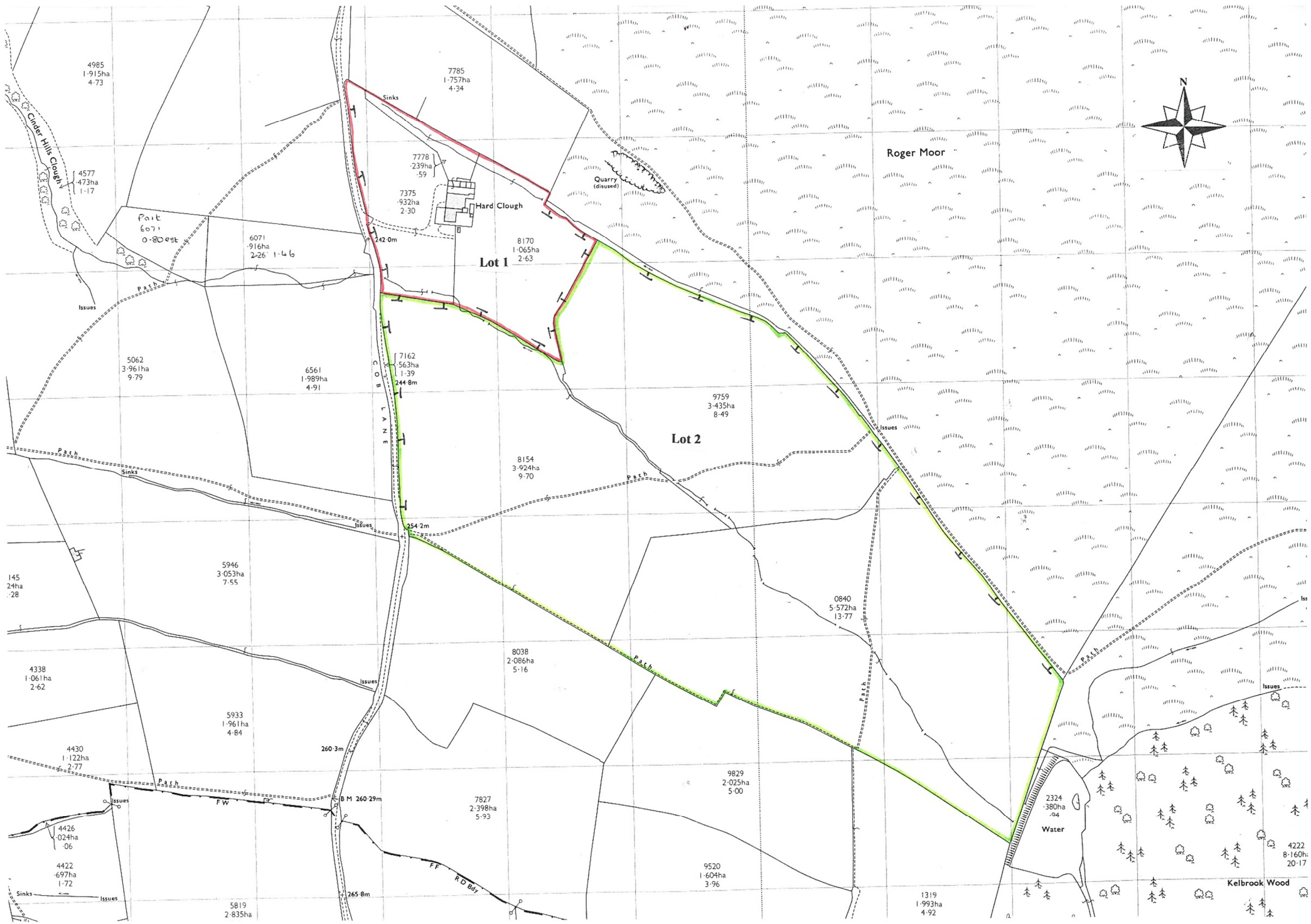
The Land is shown on the sale plan with a boundary edged red. The schedule of areas is as follows.

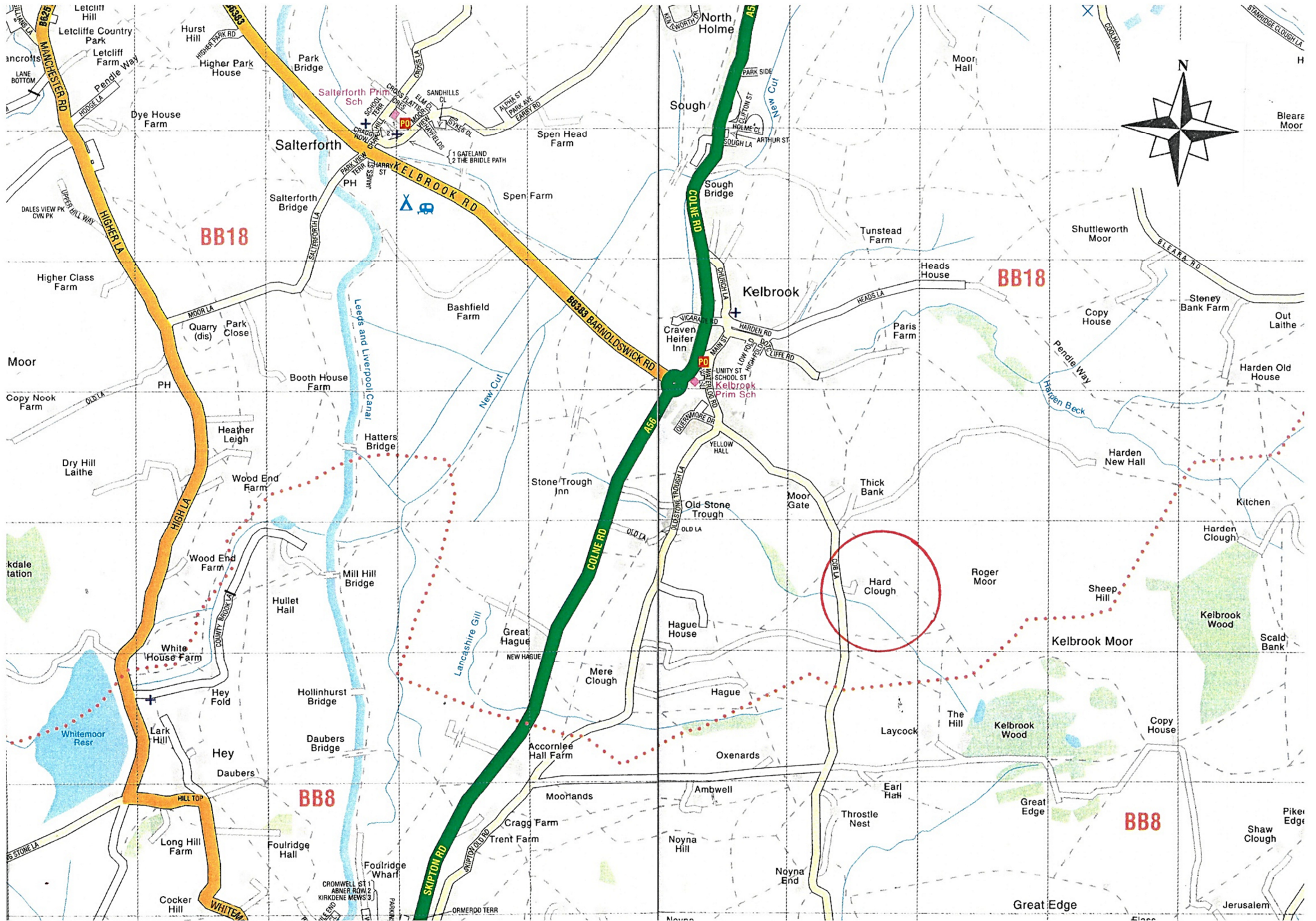
7778	0.59	0.239	house & buildings
7375	2.30	0.932	pasture
8170	<u>2.63</u>	<u>1.065</u>	meadow
	<u>5.52</u> acres	<u>2.236</u> hectares	

Lot 2 Farmland extending to 31.96 acres – edged green

The Land is shown on the sale plan with a boundary edged green and has good stone wall boundaries with access from Cob Lane and a stream flowing from the south corner of lot 2 in a north west direction outside and then inside the boundary with lot 1 and then under Cob Lane. The schedule of areas is as follows.

8154	9.70	3.924	meadow
9759	8.49	3.435	pasture
0840	<u>13.77</u>	<u>5.572</u>	pasture
	<u>31.96</u> acres	<u>12.931</u> hectares	



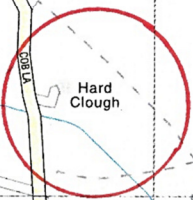


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Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

