



**Shadlock Cote House
Whitwell Bottom
Rossendale
BB4 9LR**

Offers in Excess of £950,000

Shadlock Cote House consists of a four-bedroom detached stone-built dwelling under a blue slate roof, located within Whitwell Bottom. The property benefits from having 9.43 acres (3.81ha) and comes with a substantial detached stone barn, detached 4 bay stable block with store and garage.

Shadlock Cote House is offered for sale via private treaty.

Viewing strictly by prior appointment through the selling agents.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Description

Shadlock Cote Farmhouse is a four-bedroom farmhouse constructed from stone under a blue slate roof and sits within lawned/patio gardens and benefits from circa 9.4 acres of pastureland. Access to the property is from Burnley Road East (B6238) via West View Road.

Services include:

- Mains Water
- Mains Electricity
- Foul Drainage to Mains Sewer
- Oil Fired Central Heating & Hot Water

Rossendale Borough Council Tax Band: E (2024-25: £2,823.16)

Energy Performance Certificate Rating: G

The farmhouse has hardwood double glazed window unit and comprises the following accommodation:

Ground Floor

Porch (1.8m x 2.9m)

Entrance to the property.



Kitchen-Diner (4.8m x 4.4m)

Accessed from the entrance porch, includes fitted base and wall units with ceramic sink. Stone paved floor and electric cooking oven.



Pantry (1.2m x 1.25m) & Cellar (3.6m x 3.2m)

Located immediately adjacent to the kitchen.

Hallway & Downstairs Toilet

A central vestibule area with stone paved flooring provides access to the kitchen/diner and reception rooms.



Sitting Room (3.9m x 4.7m) with open fire



Lounge (3.4m x 5.6m)

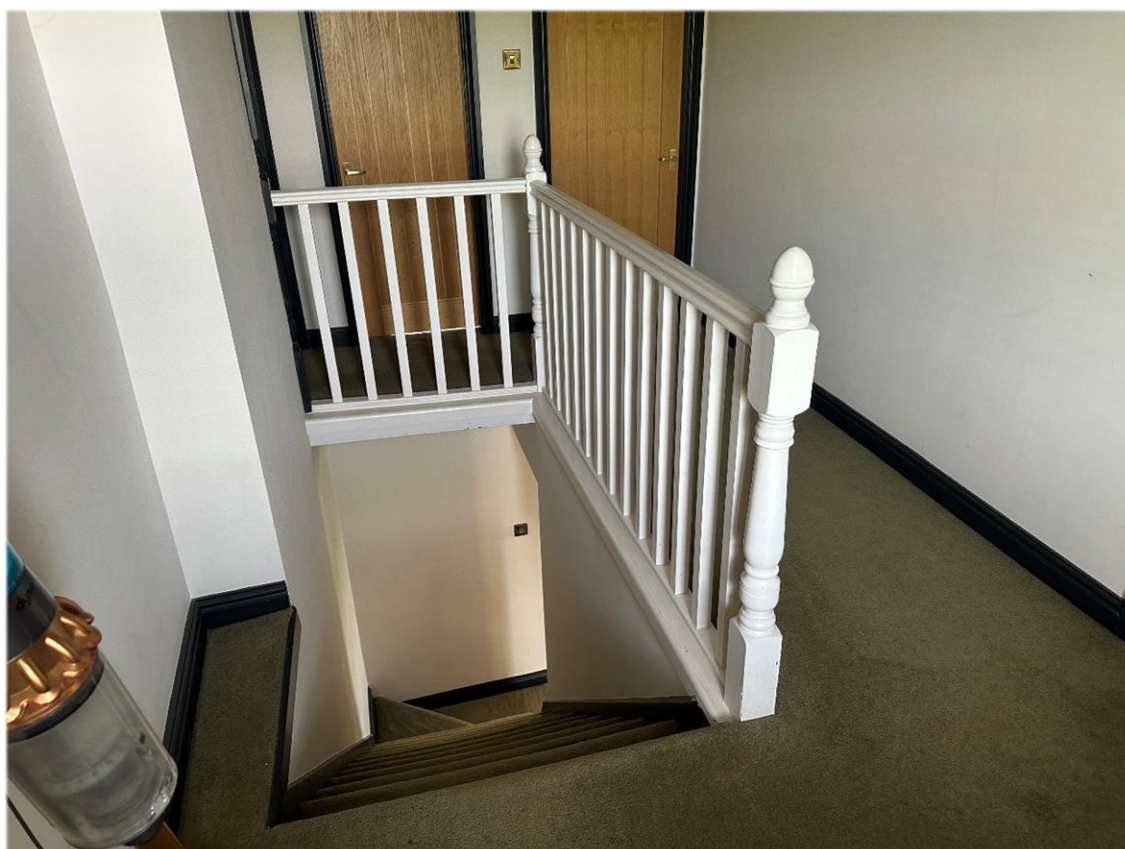
The living room contains a large multi fuel stove, set in within a stone hearth and wooden beam mantelpiece. There are bi-fold doors leading to the garden.



First Floor

Stairs & Landing (4.6m x 2.4m)

Leading from the sitting room.



Master Bedroom (3.65m x 3.58m)



With en-suite (3m x 1.4m) and two built in wardrobes



Bedroom 1 (2.95m x 4.7m)



Bedroom 2 / Studio (4.8m x 3m)



Bedroom 3 / walk in wardrobe (2.1m x 3.2m)

Family Bathroom (4.2m x 2.2m)



Externally

To the outside of the farmhouse is a stone walled front garden with lawn area and patio area. The rear of the farmhouse includes a large yard and parking area.



Barn

A large stone-built barn. Main barn measures 8.6m x 10.4m (with mezzanine floor) with the 'cat-slide' 5.5m x 5.7m and the lean-to 5.3m x 11m.

There is an agricultural restrictive covenant placed upon the barn by Rossendale BC.



Stables & Garage

Four stables (circa. 3.8m x 2.8m), plus store/tack room (1.8m x 3.3m) and garage/workshop (6.2m x 3m plus 1.8m x 3.8m)



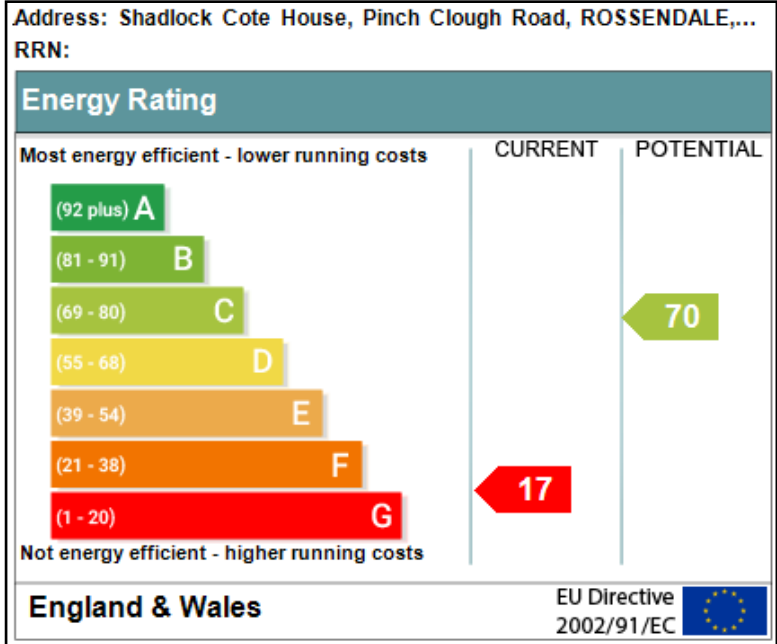
Land

Located 100m from the yard, the land is accessed from Lumb Lane. The 9.43 acres (3.81ha) of pastureland provides significant scope for both agricultural and equine uses. The land is enclosed by a combination of drystone walls and post and wire fencing, all in stock proof condition.

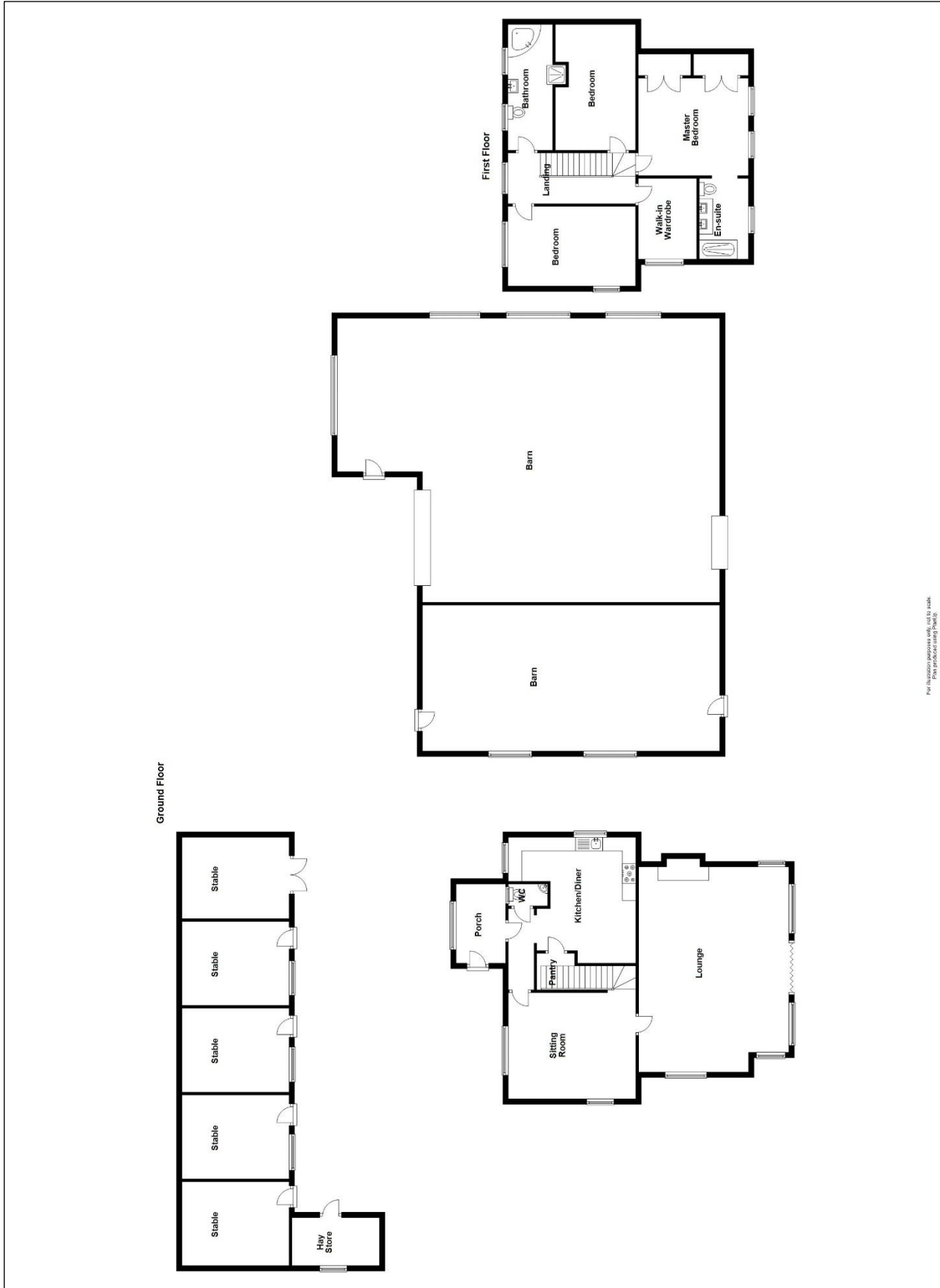


EPC

Shadlock Cote House



Floor Plan



For illustration purposes only, not to scale.
Plan produced using AutoCAD

Local Authority

Rossendale Borough Council, The Business Centre, Futures Park, Bacup, OL13 0BB
Tel: 01706 217777

Tenure

The property is held under three separate Land Registry title numbers:

- Farmhouse - LA822924 (Leasehold) | SHADLOCK COTE HOUSE, PINCH CLOUGH ROAD, ROSSENDALE, BB4 9RT
- Stables - LA822925 (Freehold) | LAND LYING TO THE NORTH-EAST OF SHADLOCK COTE HOUSE, PINCH CLOUGH ROAD, ROSSENDALE, BB4 9RT.
- Barn & Land - LA870017 (Freehold) | LAND ON THE EAST SIDE OF LUMB LANE, ROSSENDALE & SHADLOCK COTE BARN, LUMB LANE, WHITEWELL BOTTOM, ROSSENDALE, BB4 9RT.

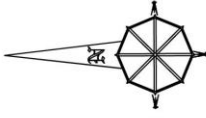
Vacant possession given on completion.

Anti-Money Laundering

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



Sale of Shadlock Cote House, Whitewell Bottom, Rossendale, BB4 9LR ~



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Project: (No: RTS/582/RCB)
 Sale of:
 Shadlock Cote House
 Whitewell Bottom
 Rossendale
 BB4 9LR

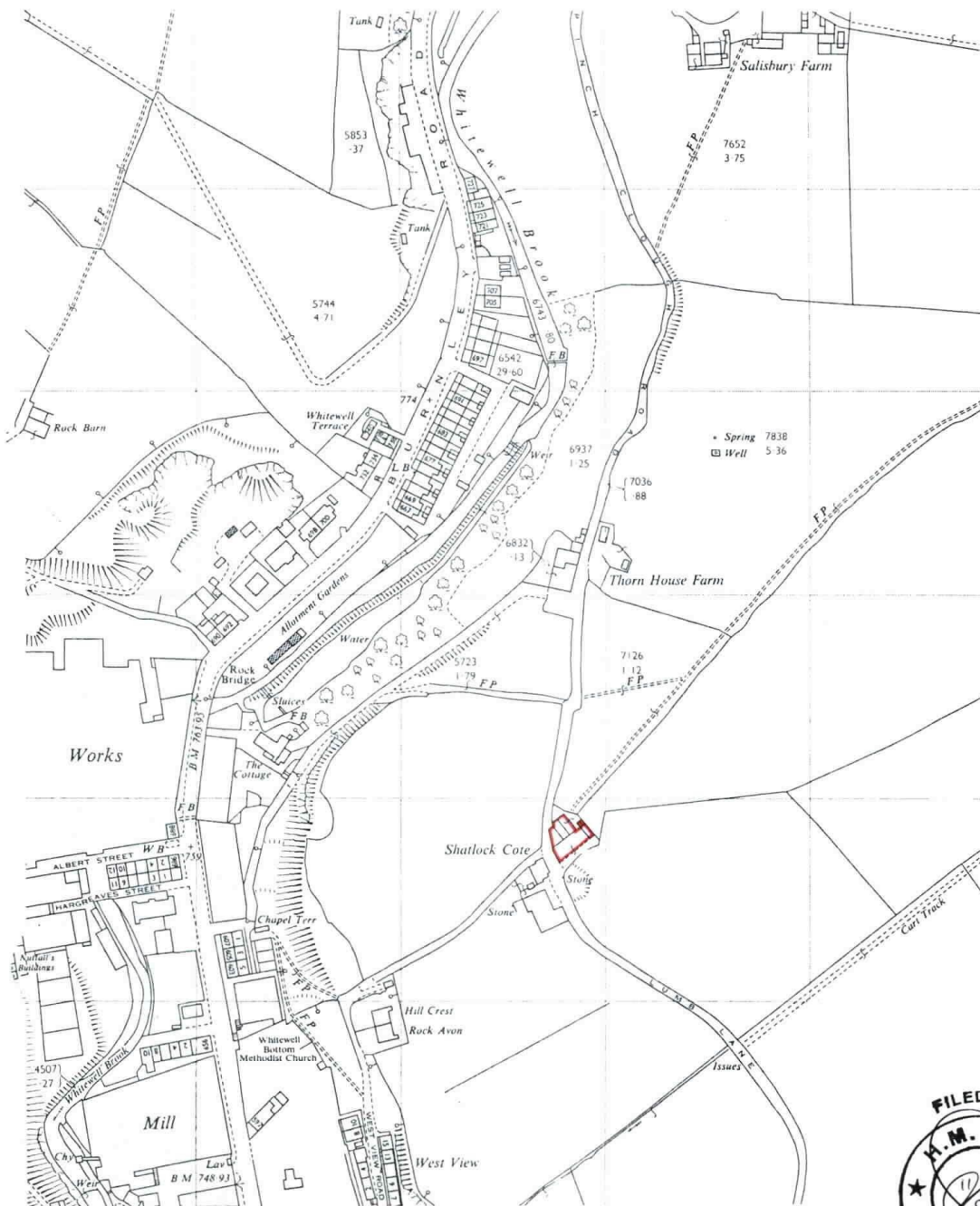
Title: Location Plan	
Drawing No: RTS/582/01/002	Drawn: RCB
Client: Mr Chris Jones	
Date: 8 August 2024	Scale: 1:2,500 @ A3
Amendments:	

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H.M. LAND REGISTRY		TITLE NUMBER	
		LA 822924	
ORDNANCE SURVEY PLAN REFERENCE	SD 8324	Scale 1/2500	
COUNTY	LANCASHIRE	ROSSENDALE DISTRICT	© Crown Copyright

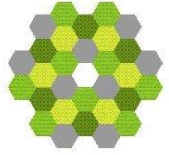


H.M. LAND REGISTRY		TITLE NUMBER	
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ORDNANCE SURVEY PLAN REFERENCE	SD 8324	Scale 1/2500	
COUNTY	LANCASHIRE	ROSSENDALE DISTRICT	© Crown Copyright

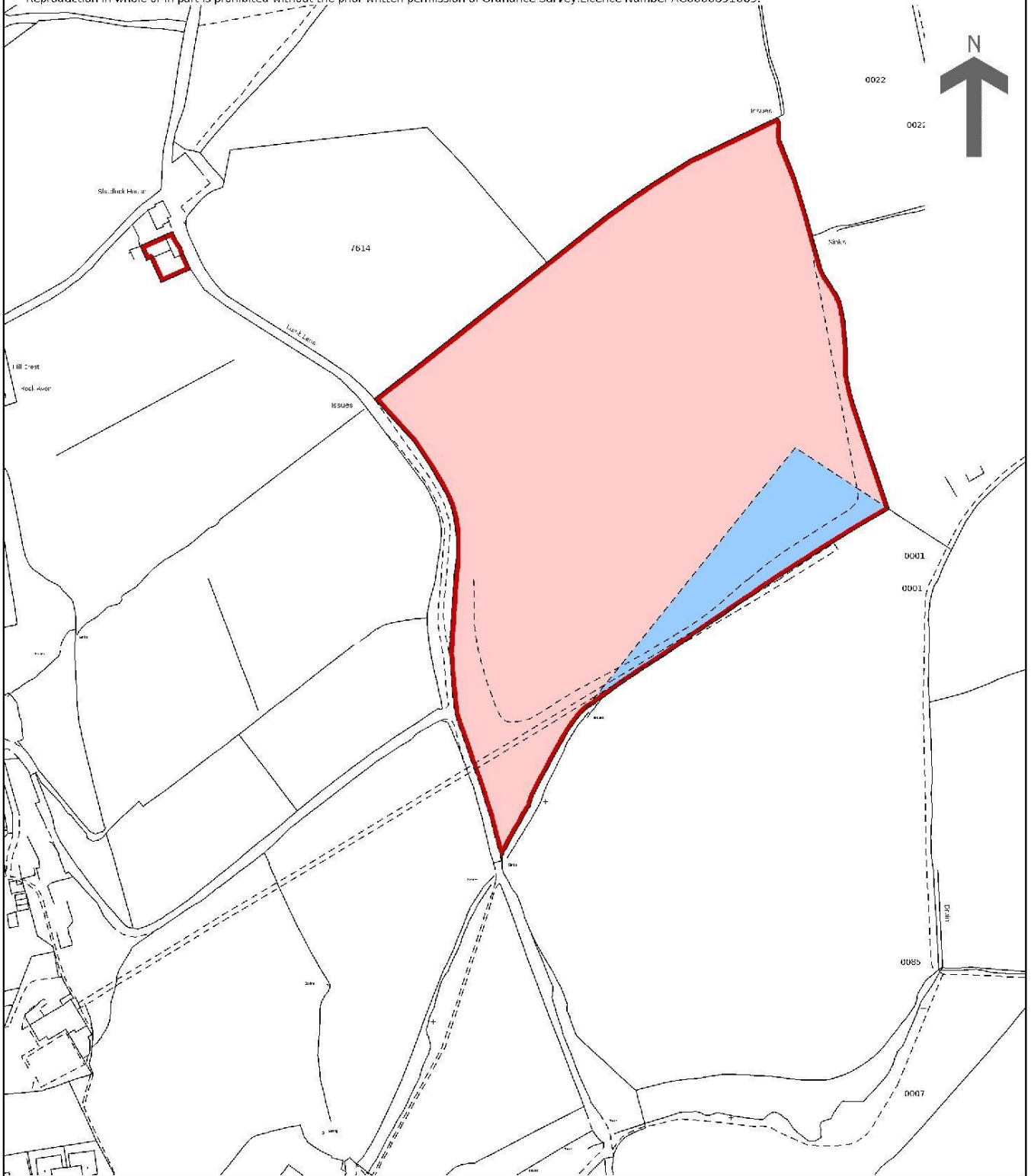


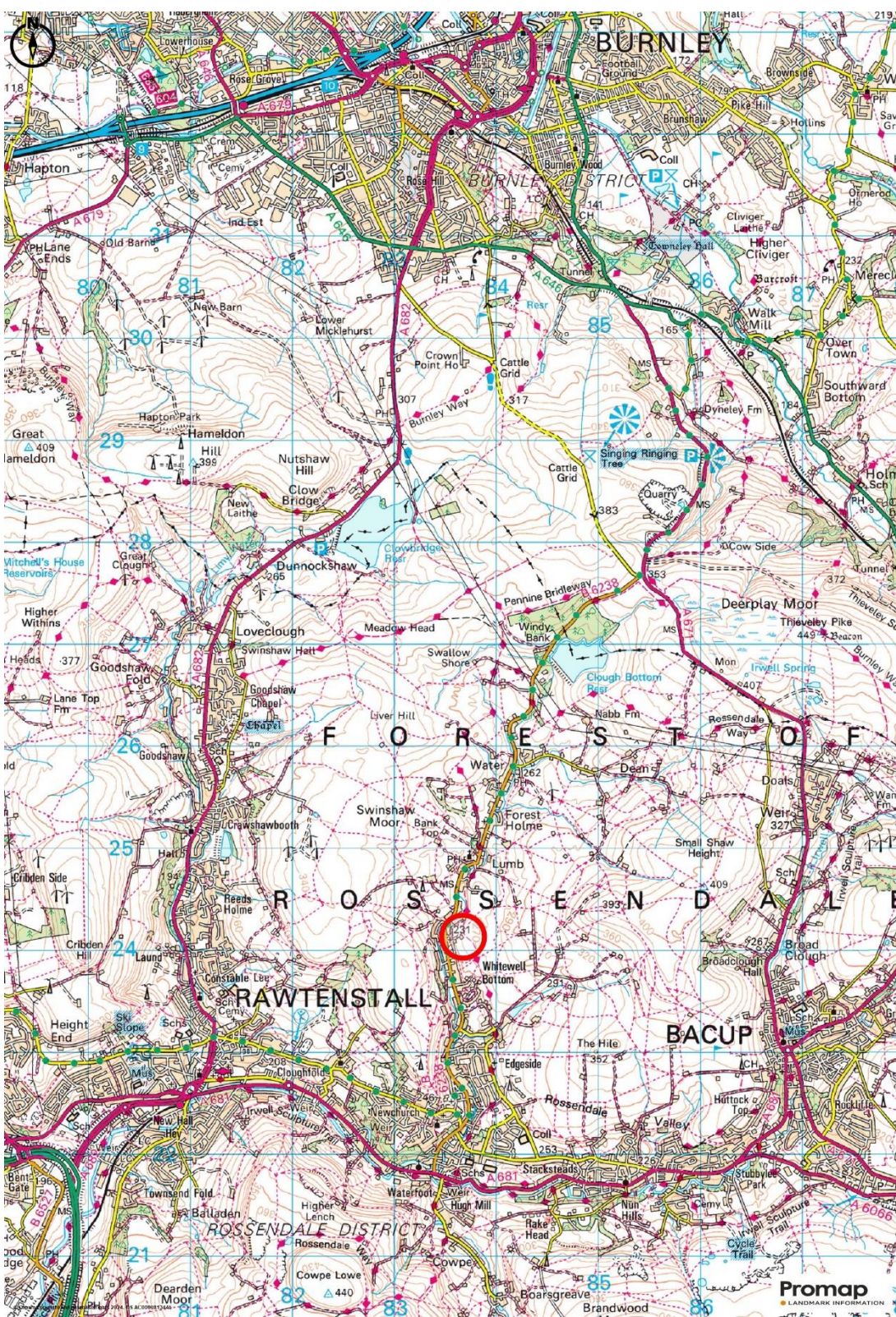
HM Land Registry
Official copy of
title plan

Title number **LA870017**
Ordnance Survey map reference **SD8324SE**
Scale **1:2500**
Administrative area **Lancashire :**
Rosendale



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