



**Scott House, Withgill, Clitheroe BB7 3LW**



Clitheroe A59 3 miles

Preston M6 12 miles

A rare opportunity to acquire a country retreat comprising a six bedroom principle residence in private surround with extensive views of the Hodder Valley and beyond, a three bedroom detached farmhouse, extensive range of modern steel frame general purpose sheds, meadows and pastures with some woodland bounded by the River Hodder in all extending to 53.68 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 Principle Residence** is the former detached stonebuilt barn which has been sympathetically converted to a spacious six bedroom dwelling in an unrivalled setting with magnificent views and is offered with Lot 1.

**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 and is offered with Lot 2.

**The Farmbuildings** comprises a range of steel portal frame sheds extending to 27,450 sq ft which will be divided between Lot 1 and Lot 2 with a 90ft x 70ft cattle shed demolished by the vendor if Lot 1 and Lot 2 are sold separately.

**The Farmland** is level productive meadow land and pasture land with a southerly aspect sloping gently down to the River Hodder.

**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** Principle Residence H Farmhouse F

**Energy Performance Certificate** Principle Residence C Farmhouse E

### Price Guide

**Lot 1 Principal Residence** with detached garage, multi purpose shed 90' x 30' with 21.56 acres of land shown edged with a red boundary on the plan £2,395,000

**Lot 2 Detached Farmhouse** range of multi purpose buildings with 32.12 acres of land shown edged with a green boundary on the plan £1,595,000

**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](mailto:sawley@rtturner.co.uk)

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**Lot 1** edged red 21.56 acres

## Principle Residence

**Entrance Hall** An impressive arched entrance opens into a stone wall and stone flag entrance hall with corner flight stairway in Columbian Pine leading to an open plan upstairs lounge with gallery looking over the hall. The hall has entrances to the cloakroom, downstairs lounge and kitchen. Double power point. Telephone point. Wired for centre and wall light fittings

**Cloaks** Stone flag floor. Wash basin in wrought iron frame. Low flush toilet. Radiator. Double power point. Wall coat pegs.

**Sitting Room** Carpeted concrete floor. Clear View free standing multi fuel stove in a mellow brick wall fireplace with dressed stone surround. Beamed ceiling. Radiator. Window seat. 10 double power points. Television aerial point.

**Annex** Carpeted concrete floor open to the lounge. Radiator.

**Dining Area** Carpeted concrete floor open to the lounge. Radiator. Glazed patio doors with light switch for the outside stone flagged patio feature lawn water fountain and drive turning circle.

**Breakfast Kitchen** Tiled floor. Oil fired Aga four oven cooker. Range of pine wall cupboards and granite work top units incorporating a single drainer sink unit, Bosch dishwasher and Siemens larder fridge and freezer. Island unit in pine with granite work top. 6 double and 2 single power points. Television aerial point. 8 kitchen recessed ceiling lights and wired for centre light and wall lights to the dining area.

**Snug** Carpeted concrete floor. Fireplace with six inch insulated flue, pine surround and electric coal effect stove. Radiator. 5 double power points. Television aerial point.

**Utility** Tiled floor. Worcester oil fired central heating boiler. Outside doorway. Range of wall cupboards and work top units incorporating a stainless steel single drainer sink unit. Radiator. Plumbing for clothes washer and drier. 2 double and 1 single power point. Wired for 2 cluster ceiling lights.

**Rear Entrance Porch** Flagged floor. Radiator. Double power point. Telephone point. Dog pen optional.

**First Floor** A corner flight stairway leads from the Hall to the first floor galleried lounge with corridor entrances to six bedrooms and the bathroom as follows.

**Upstairs Viewing Lounge** Boarded floor in Columbian Pine. Fireplace with six inch insulated flue, black iron surround and electric coal effect fire. Feature picture window with south west views to Hodder Court and the Hodder Valley beyond. 3 radiators. 4 double power points. Television aerial point.

Corridor entrances to 3 bedrooms and the house bathroom on one side and 2 ensuite bedrooms and study on the other side.

**Master Bedroom** Radiator. 5 double power points. Television aerial point. Telephone point. Wired for centre and wall light fittings.

**En-suite Bathroom** Four piece suite in white with gold fittings comprising panelled bath, pedestal wash basin, low flush toilet and bidet. Shower closet. Radiator. Airing cupboard with hot water cylinder (immersion heater). 9 recessed ceiling lights.

**Bedroom Four** Radiator. 4 double power points.

**Bedroom Five** Radiator. 4 double power points.

**House Bathroom** Four piece suite with wood panelled bath, pedestal wash basin, low flush toilet and bidet. Tiled shower closet. Exposed feature roof timber. Undersill radiator.

**Bedroom Two** Radiator. 4 double power points. Television aerial point. Telephone point. Wired for centre and wall light fittings.

**En-suite Shower Room** Two piece suite with pedestal wash basin and low flush toilet. Tiled shower closet. Exposed feature roof timber. Undersill radiator.

**Bedroom Three** Radiator. 4 double power points. Wired for centre and wall light fittings.

**En-suite Shower room** Two piece suite with pedestal wash basin and low flush toilet. Shower closet. Radiator. Tiled walls. Bedroom Six/Study Radiator. Exposed feature roof timber. 2 double power points. Telephone point.

**Bedroom Six** Radiator. 2 double power points.

**Services** Mains water. Mains electricity. Septic tank drainage. Oil fired central heating. Hardwood double glazed windows throughout. All fireplaces with electric fires have fully insulated built in flues to the chimney.

**Four Car Garage** Constructed of stone walls with inner block wall lining under a slate roof with two steel electronically operated doors. Concrete floor. Toilet. Stainless steel double drainer sink unit with Redring electric hot water supply. Open loft storage. 4 fluorescent light fittings. 2 double and 2 single power points.

Stone walled garden with lawns and pathways. Private tarmac driveway and gravel turning circle.

**Multi Purpose Shed** (90' x 30)'

**Lot 2** edged green 32.12 acres

## **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.

**Lounge** 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:

**Rear 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.

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

**Front 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 (metered supply for both houses and 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 dwellings with separate access from the council road. They comprise as follows:

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



Lounge (Lot 1)





**Lounge (Lot 1)**



**Dining Room (Lot 1)**





**Kitchen (Lot 1)**



**Scott House Rear elevation (Lot 1)**





**Kitchen (Lot 1)**



**Kitchen (Lot 1)**



**Cloakroom (Lot 1)**



**Hall (Lot 1)**





**Snug (Lot 1)**



**Hall and Stairway (Lot 1)**



**Upstairs Viewing Lounge (Lot 1)**



**Upstairs Viewing Lounge (Lot 1)**





**Scott House front Elevation (Lot 1)**



**Farmhouse front elevation (Lot 2)**





**Kemple End (view from Lot 1)**



**Extensive View (from Lot 1)**





**Hall Gallery (Lot 1)**



**Bedroom (Lot 1)**



**Bedroom 1 Ensuite (Lot 1)**



**Bedroom (Lot 1)**





**Bathroom (Lot 1)**



**Four Car Garage (Lot 1)**



**Farmhouse Rear Elevation (Lot 2)**



**Field between Woods (Lot 1)**





**Corner Front Lawn Feature (Lot 1)**



**Centre Driveway Feature (Lot 1)**



**Scott House (aerial)**



**Twin Roof Sheds (nearest Lot 1 next 90' x 70' to be demolished)**





**Middle Range Sheds (Lot 2)**



**Portal Frame Shed (Lot 2)**



**Large Shed (Lot 2)**



**Large Shed (Lot 2)**





## Scott House Front Elevation (Lot 1)



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.



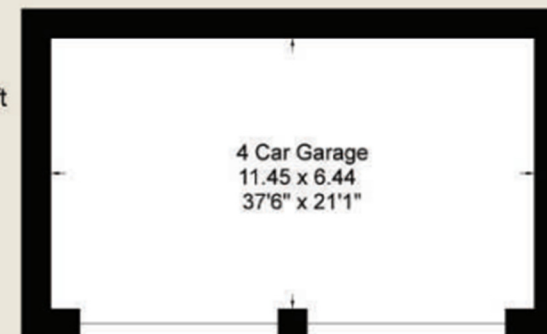


# Scott House

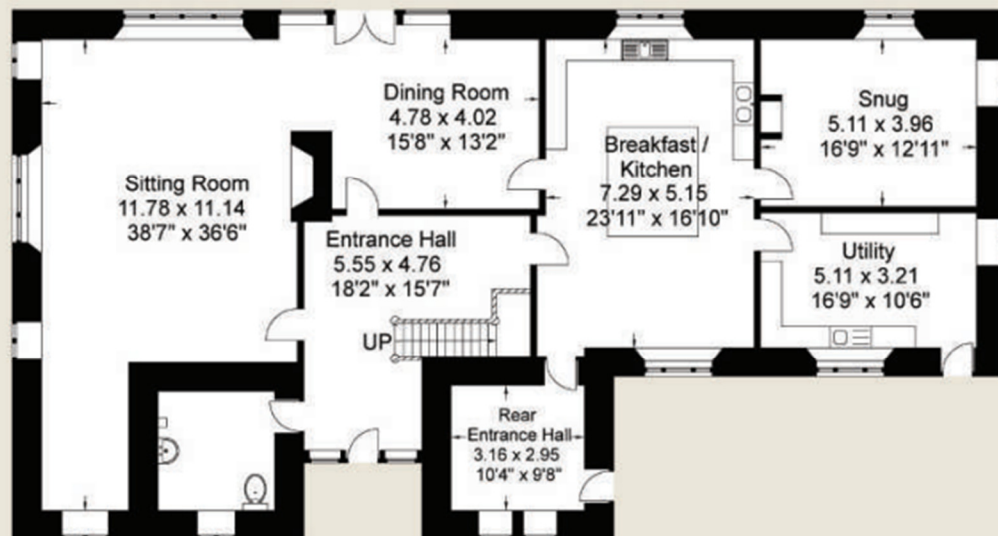
Approximate Gross Internal Area :- 409.76 sq m/ 4410.62 sq ft

Garage:- 73.74 sq m/ 793.73 sq ft

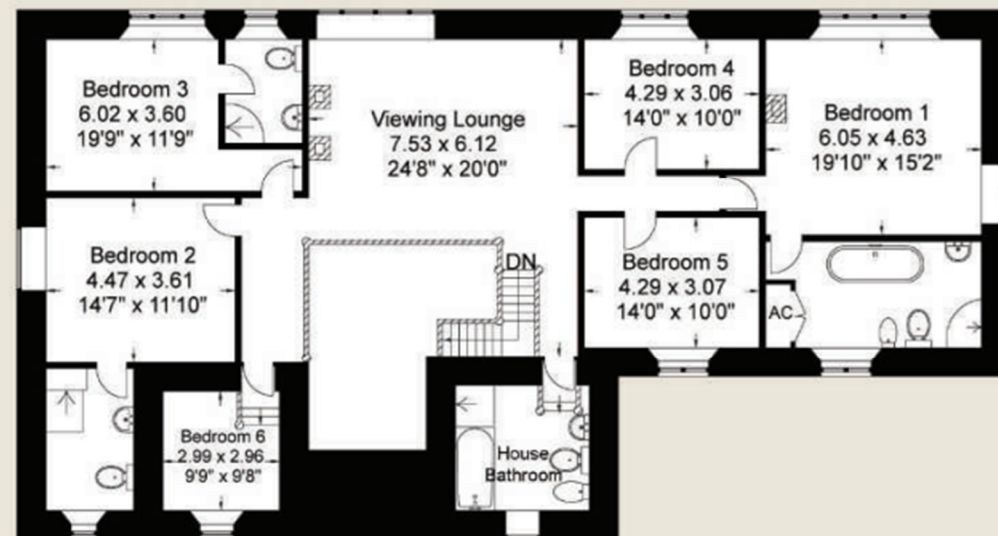
Total :- 483.5 sq m/ 5204.35 sq ft



Garage

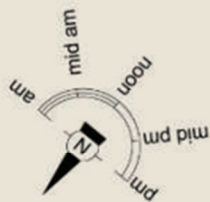


Ground Floor



First Floor

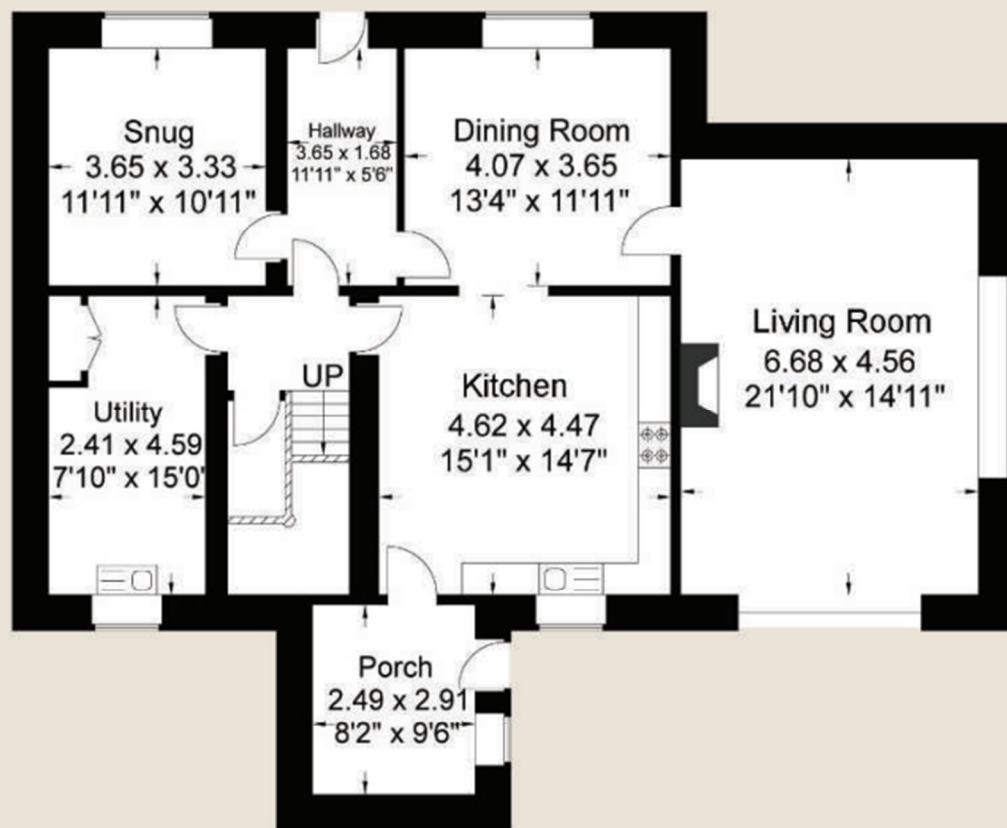




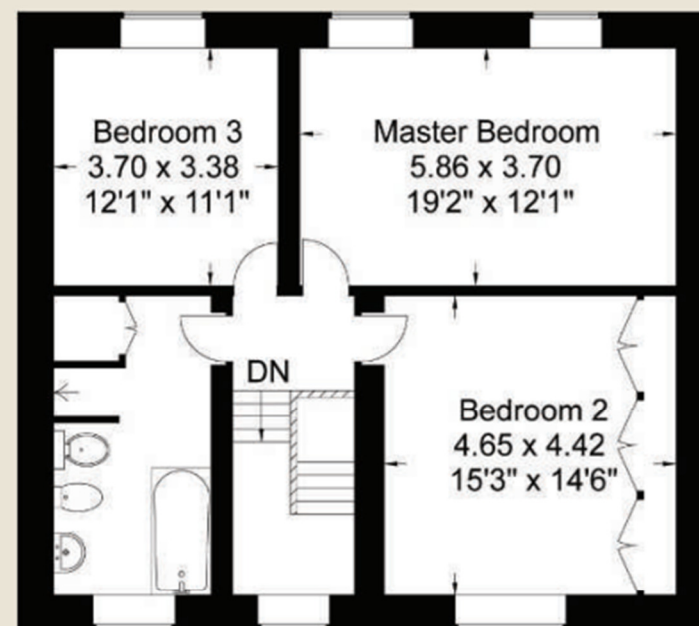
# The Farm House

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

Total :- 189 sq m/ 2034.38 sq ft



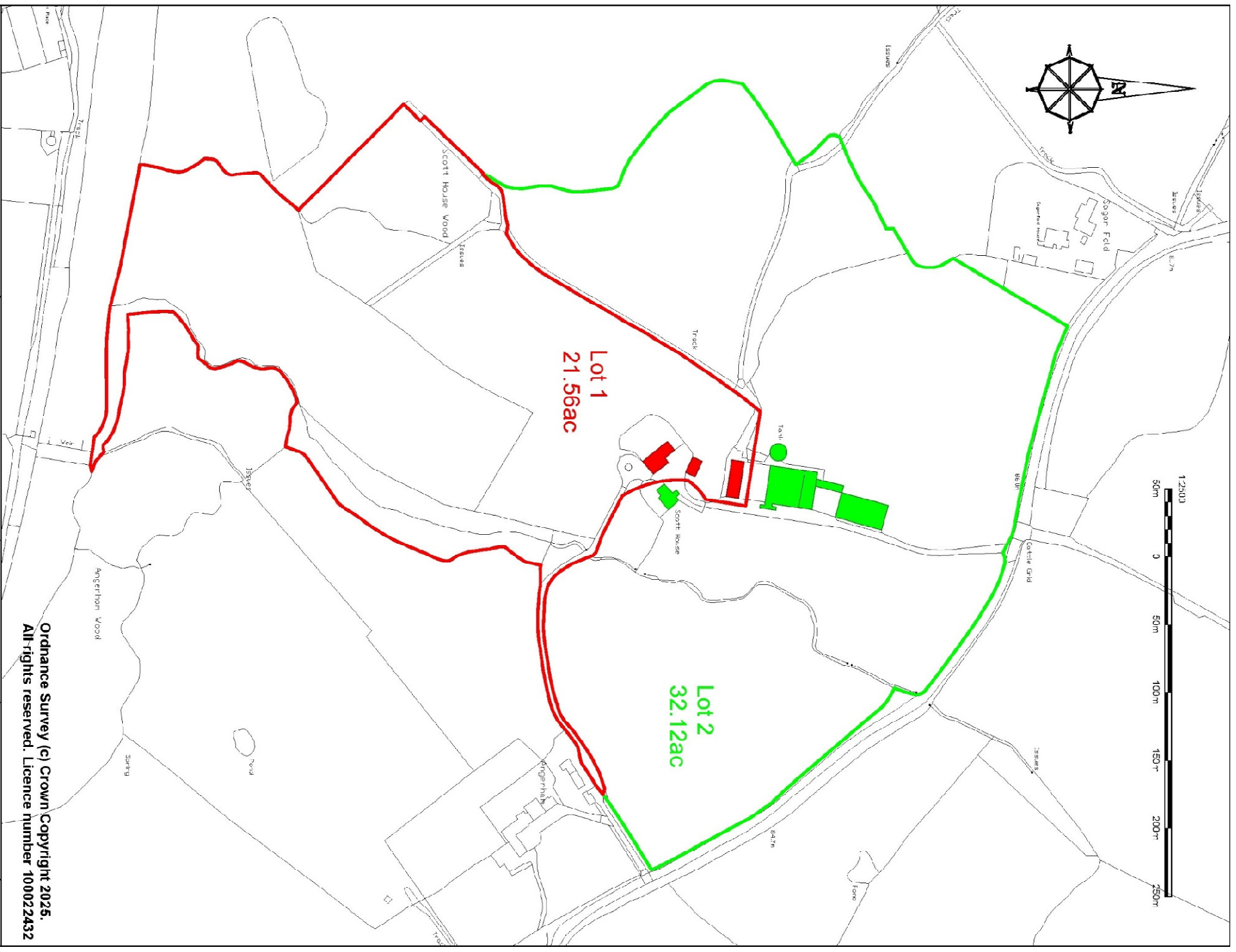
Ground Floor



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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Project: (No: RTS/2474/RCB)

Scott House Farm,  
Withgill,  
Clitheroe,  
BB7 3LW/

Clitheroe,  
BB7 3LW/**Title:** Location Plan

Drawing No: RTS/2474/01/001

**Drawn:** FCB

**Client:** Mr F & Mrs P Smalley

Date: 6 March 2025

**Scaler:**  
12500 (M) A3

**Amendments:**

Amendments:					
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