

# Harrop Lodge, Slaidburn, Clitheroe, BB7 4TW





Harrop Lodge Farmhouse – Rear Elevation



## Harrop Lodge, Harrop, Slaidburn, Clitheroe, Lancashire, BB7 4TW

**Guide Price £950,000**

Harrop Lodge is a traditional farmstead comprising a substantial Grade II listed farmhouse, detached traditional stone built barn, a range of agricultural buildings all set in ring fenced 111.71 acres. The farmhouse and buildings have significant potential however, are in need of renovation works.

Located to the south of Slaidburn Road, just outside the small hamlet of Lane Ends and only 7 miles from the busy market town of Clitheroe, Harrop Lodge is centrally located in the idyllic Forest of Bowland AONB benefiting from a private setting with impressive rural views whilst also being easily accessible from major roads.

Harrop Lodge provides a unique and rare opportunity to acquire a substantial farmstead with significant potential for improvement located in the Forest of Bowland AONB in highly desirable Ribble Valley.

## Harrop Lodge – Farmstead extending to 111.71 acres with Grade II Listed farmhouse and extensive outbuildings.

**Harrop Lodge Farmhouse** - is a Grade II listed, four bedroom, detached three storey dwelling of solid stone construction under a stone tile roof with excellent character features throughout. The property benefits from UPVC double glazing throughout however, the property has been vacant for a number of years and requires significant renovation throughout. The living accommodation, extending to a total of 2,775 sqft, is as follows.

**Ground Floor** - Rear UPVC entrance porch with tiled floor.

**Kitchen** (13'9" x 12'1") with stone slab floor, fitted worktop and wall units with large woodboring stove with back boiler.

**Living Room** (15'0" x 15'0") with timber floor, solid fuel open fireplace and upvc double glazed windows in east gable.

**Conservatory** (12'7" x 11'9") UPVC double glazed construction with vinyl floor accessed from living room through sliding timber doors.

**Front entrance hallway** (4'6" x 19'0") with stone slab floor, inner entrance vestibule and centre ceiling light.

**Dining room** (13'2" x 18'2") with carpet flooring and open solid fuel fireplace, upvc double glazed window in south elevation.

**Pantry** (6'0" x 10'9") with stone slab floor, fitted shelf units and worktops throughout.

**Cold Store** (7'6" x 10'9") with stone slab floor, fitted shelf units and worktops throughout.

**W/C** with low-flush toilet and sink located beneath stairs to first floor.

**First Floor** - Carpeted return stairway with half landing and large stairwell windows leading to a small landing area providing access to all first floor rooms.

**Bedroom 1** (18'0" x 18'3") large double room with timber floor and upvc double glazed windows in south elevation.

**Bedroom 2** (15'0" x 15'3") large double room with timber floor, upvc double glazed windows in south elevation and open fire with inset fireplace.

**Bedroom 3** (14'1" x 13'0") double room with timber floor and upvc double glazed windows in north elevation.

**Bedroom 4 / Dressing Room** (14'1" x 11'0") small double room with carpeted floor.

**Bathroom** vinyl floor with upvc double glazed window in north elevation, freestanding bath, sink, cubicle shower and low flush toilet. Airing cupboard with hot water cylinder. Access to the main bathroom is gained through 'Bedroom 4'.

**Second Floor** – A timber return stairway provides access to a large full height attic room spanning the entire footprint of the property.

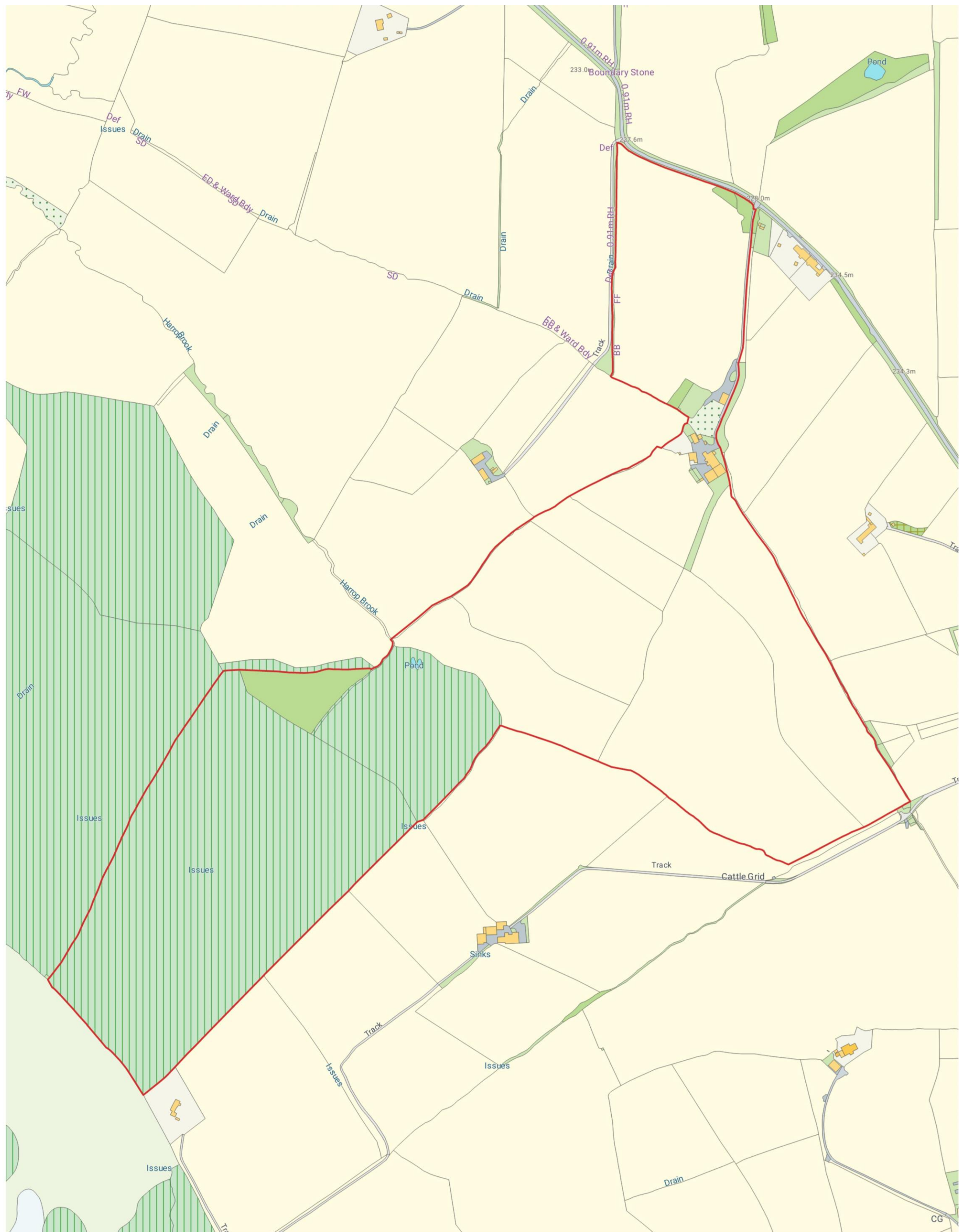
Harrop Lodge – Kitchen



Harrop Lodge – Dining Room









**Farm Buildings** – These are located around Harrop Lodge house and comprise a combination of traditionally constructed stone barns and more modern concrete block agricultural buildings, all of which provide significant existing floorspace for either agricultural use or the potential for alternative development. The buildings have been unused for a number of year, as such would all require maintenance to put them into a useable condition. The buildings comprise the following.

**Garage** (45'0" x 25'0") concrete block construction under steel profile sheet roof, poured concrete floor with large roller shutter access door in south gable.

**Traditional Stone Barn** (70'0" x 40'0") five bay stone barn of local stone construction under pitched asbestos sheet roof, internally divided into two with large full height section to north with brick built internal shippon with loft storage above to south. Single storey stone built shippon lean-to (15'0" x 20'0").

**Concrete Portal Frame** (45'0" x 45'0") three bay extension attached to the traditional stone barn, under asbestos pitched roof with block walls. Several areas of roof sheeting missing.

**Monopitch 1** (45' 0" x 25'0") concrete block construction under monopitch steel profile sheet roof with poured concrete floor.

**Monopitch 2** (45'0" x 25'0") concrete block construction under monopitch steel profile sheet roof with poured concrete floor. Area of roof sheeting missing.

**Stone Outbuildings** (20'0" x 15'0") small stone built outbuildings of local stone construction and under a corrugated tin roof, in overgrown condition.

**General Purpose Shed** (50'0" x 30'0") located to the west of the entrance driveway and being of concrete block construction with poured concrete floor under an asbestos roof with steel supporting structure. Large access door in north elevation.

**The Farmland** – extending to a total of 111.71 acres (shown edged red on the enclosed plan) in a convenient ring fence surrounding Harrop Lodge and running from Slaidburn Road to Harrop Fell. The land to the immediate northeast of Harrop Fell (extending to approximately 34.89 acres) is steeply sloped and undulating with significant bracken coverage and is unsuitable for agricultural machinery. The remaining pastures (extending to approximately 76.82 acres) to the north and south of Harrop Lodge are ideally suited to livestock grazing and hold significant potential for improvement.

**Traditional Stone Barn**



**Farmland**



## General Remarks

**Services** - It is understood that the property benefits from an existing mains electricity supply and a private spring water supply. No central heating system is currently installed.

It will be the responsibility of the purchaser to install a new sewage treatment plant compliant with the Environment Agency's General binding Regulations. No existing services have been tested by the selling agents and potential purchasers should make their own investigations into the presence of and condition of any services prior to completion.

**Title and Tenure** - The property is offered for sale freehold with the benefit of vacant possession upon completion.

**Sporting and Mineral Rights** – Where these rights exist it is assumed that these are held in hand and will be included in the sale.

**Planning** – The property is not subject to any outstanding planning applications or determinations. Any planning enquiries should be made to Ribble Valley Borough Council.

**Local Authority** – Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA. Tel: 01200 425111 Web: [www.ribbonvalley.gov.uk](http://www.ribbonvalley.gov.uk)

**Council Tax Band** – D

**EPC** – G

**Viewing** – Strictly by prior appointment with selling agent only.

**Method of Sale** – The property is offered for sale as a single lot by Private Treaty.

**Lotting** – The property is offered in a single lot with access to the public highway. The vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required.

## Health and Safety

Care must be taken when viewing the property, even when accompanied.

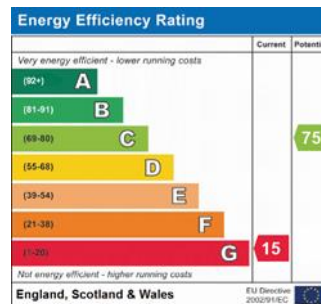
- Do not enter any buildings on the property
- Do not climb gates, fences or other ancillary equipment at the property
- No children are to be allowed on the property
- Richard Turner & Son as the agent accept no responsibility for any loss, damage or injury caused when viewing the property.

## 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.

## Misrepresentation Act 1967

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.







Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
E: [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
E: [bentham@rtturner.co.uk](mailto:bentham@rtturner.co.uk)