



Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG

Asking Price £750,000







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4 Bedrooms



2 Bathroom



0 Acres

-
- Exceptional stone-built conversion of 300 year old barn set within an exclusive rural hamlet in the heart of the Hodder Valley
 - Beautifully upgraded throughout with stylish interiors
 - Superb open-plan dining kitchen with handcrafted cabinetry, central island and Aga
 - Spacious versatile reception rooms with a multi-fuel stove and views onto gardens



A beautifully stone-built barn conversion set within an exclusive rural hamlet in the heart of the Ribble Valley. Conveniently placed for Clitheroe, Longridge and Chipping this property is a superb family home and requires inspection to fully appreciate what is on offer.

Since acquiring the property, the current owners have undertaken an extensive programme of thoughtful upgrades and enhancements, which have created a stylish and versatile country residence perfectly suited to modern family life. Internally, the accommodation blends original architectural charm with refined contemporary finishes. Exposed beams, vaulted ceilings and feature stonework sit effortlessly alongside modern finishes providing usable well appointed living spaces.



Ground floor

Entering from the courtyard in to a capable utility/ boot room area which in turn leads to the impressive open-plan dining kitchen which forms the heart of the home. The kitchen is complete with handcrafted solid wood units and granite worktops, central island and oil fired Aga cooker, there are integrated appliances and a useful dining area to one end. From a central hallway with ground floor W.C. there is access to the spacious principal reception room offers a superb entertaining space with solid wood flooring, feature log burner and French doors opening directly onto the courtyard garden. In addition there is a second reception room with feature barn window currently used as a piano room but equally suitable as a dining room or snug.



First floor

The bedroom accommodation is equally impressive, with four well-proportioned bedrooms within the main house, including a luxurious principal suite open to eaves with masses of natural light. In recent years, two contemporary bathrooms have been completely redesigned and upgraded with sleek fittings, high-quality tiling and a refined boutique finish throughout.

A particularly valuable addition is the conversion of the room above the double garage into a fully self-contained guest suite, now complete with its own stylish bathroom. This versatile space has successfully operated as an Airbnb guest retreat, whilst also offering ideal accommodation for visiting family, independent teenagers, a gym, home working or multi-generational living.

Outside

Externally, the grounds have been significantly enhanced to create a series of beautifully landscaped outdoor spaces designed for both relaxation and entertaining. Separate patios and seating terraces enjoy views across the gardens and surrounding countryside, whilst a superb covered gazebo with integrated heaters provides an outstanding all-season outdoor entertaining area.

The property also benefits from ample private parking, a detached double garage and the addition of an electric vehicle charging point.

Cow Ark is a charming rural hamlet set within the heart of the Ribble Valley, surrounded by some of Lancashire's most beautiful countryside and lies within the Forest of Bowland National Landscape (Area of Outstanding Natural Beauty).

The area is celebrated as a true "foodie heaven", home to an exceptional collection of country inns, restaurants and gastro pubs, including the famous Inn at Whitewell. Nearby Clitheroe offers an excellent range of amenities including boutique shops, cafés, bars, salons and supermarkets, together with the popular Bowland Brewery leisure complex. Longridge also provides a thriving high street with a superb selection of independent shops, cafés and restaurants. Combining affluent rural living with a vibrant café culture and excellent connectivity, the Ribble Valley remains one of the North West's most desirable and aspirational places to live.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of oil central heating. Sewerage is by way of a shared septic tank with a small charge per year for the electricity to power the septic tank pump.

Parking allocated and number of spaces : There is an electric charging vehicle point, double garage and ample parking.

Construction Type : Stone wall and tiled roof.

Building Safety : The barn was converted in 2003, where structural walls, foundation and steel guides were installed.

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : Forest of Bowland.

Easement, and Wayleaves or Rights of Way : Shared responsibility for maintaining road access.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None.

Planning Consents affecting the property : The vendors have applied for a two storey extension.

Accessibility adaption information : None.

Coal field / mining area : None.

Communications :

Broadband: Ultrafast 1000Mbps available in the area

Mobile signal: EE, Three, O2 and Vodafone available in the area

B4RN : vendor advised the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

The property has a fixed broadband supplier.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///darkest.consented.journey

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

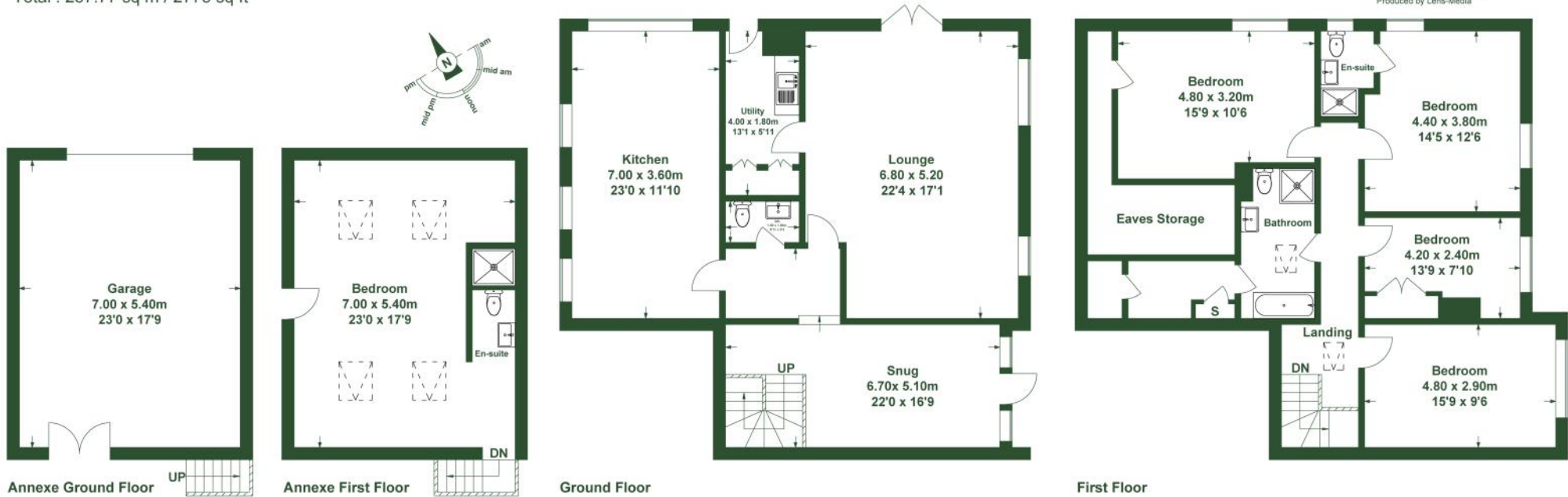
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 182.17 sq m / 1961 sq ft
 Annexe Floor Area : 75.60 sq m / 814 sq ft
 Total : 257.77 sq m / 2775 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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