



Eaves Hall Lane, West Bradford, Clitheroe, Lancashire BB7 3JG

Asking Price £995,000







Eaves Hall Lane, West Bradford, Clitheroe, Lancashire BB7 3JG

Asking Price £995,000



4 Bedrooms



3 Bathroom



0 Acres

-
- Open plan bespoke kitchen/day room incorporating underfloor heating.
 - Air conditioning to kitchen and bedrooms.
 - Fully integrated Sonos sound system, Hue lighting system (inside and outside), and Nest security/heating system.
 - Bespoke outdoor kitchen with twin electric retracting roof pergolas.
 - Four superb outdoor entertaining spaces following the sun direction.
 - Shed and greenhouse with covered entertainment area-power and heating.
 - Planning permission for garage/store/gym.



A truly rare opportunity to acquire a unique country residence hidden in a peaceful dell just outside West Bradford in the heart of the Ribble Valley. This stunning 4 bedroom family home has been subject to considerable renovation & expenditure in the recent past and is beautifully finished inside and out, inspection will not disappoint. With 3 reception rooms, a beautiful kitchen and amazing outside space this stunning house is truly not to be missed.



Located within the National Landscape of the Forest of Bowland (Formerly the AONB) this property is a true delight. Completely rebuilt and extended in 2018/19 and now finished to a high standard this capable family home needs to be viewed to be appreciated.

Formerly two water bailiff cottages on the site of a former Methodist Chapel, Troutbeck has been the subject of thoughtful design and future proofing, with recent works to include the following:



The property briefly comprises:-

Electric gates leading to a cobbled driveway with ample parking for 4 or more vehicles and a stone flagged parking area (which has planning permission for a double garage and gym). Two EV charging points

Solid wood stable door leading to tiled boot room with bespoke built coat and shoe storage. Underfloor heating

Access to fully-fitted utility room with plumbing for washing machine and space for dryer. Tiled floor with underfloor heating. Inner hall with solid oak floor, staircase to first floor and providing access to all ground floor rooms. Living room, spacious and well-lit with two designated sitting areas, wood burning stove to one end and projector with screen at the other. Solid wood stable door to front garden. Study / Gym / Bedroom, a flexible use room with beamed ceiling and solid wood stable door to front garden. Ground floor WC fitted in a contemporary style.



Stylish bespoke open plan living / dining kitchen. A beautiful room flooded by natural light from skylights with superb high quality hardwood kitchen incorporating high end matching appliances (Dishwasher, wine fridge and warming drawers) and gas / electric range cooker. Large central island unit with substantial breakfast bar and sink. Tiled floor with underfloor heating, exposed original stone wall and air conditioning. Bi-fold doors to outside terrace / kitchen. Pantry area with additional dishwasher and integrated fridge freezer.



First floor-

Landing area with access to house bath and shower room. There are four double bedrooms (with master ensuite bath / shower room) with pleasant rural views. Three bedrooms fitted with air conditioning. All bathrooms are finished to a high standard, they are fully tiled with high quality fixtures and fittings, and all have underfloor heating.

Large loft area, fully boarded with pull down steps in bedroom 2

Externally-

The gardens and grounds of this property are a delight. There are numerous sitting out areas orientated to take advantage of the sunshine and views. Outside the kitchen is a porcelain tiled terrace over which are two electrically operated pergolas and a bespoke outdoor kitchen. To the side is a large wooden summerhouse building in a secluded garden, incorporating a shed and greenhouse.

To the rear of the property overlooking the stream is a further raised area, separate from the garden with glass balustrade to make the most of the view.

While West Bradford itself is a quiet residential village, nearby Clitheroe provides all essential services, including supermarkets, independent shops, cafés, and a thriving market. The town also boasts Clitheroe Castle, a range of excellent schools, and various leisure facilities.







Proximity to Nearby Villages West Bradford is conveniently positioned between Waddington (1 mile west) and Grindleton (1.5 miles north), both charming villages with strong community spirit and scenic surroundings. The village also benefits from excellent road links, making it an attractive location for those seeking countryside living with easy access to town conveniences.

Clitheroe a vibrant market town is nearby and is well placed for commuting to all East Lancashire business centres and the rest of the country by road and rail. Clitheroe offers a varied range of amenities including an excellent range of shops, bars, cafés and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. And the back drop of the famous Pendle Hill.



The area is a renowned for its farm to table cuisine with excellent pubs and restaurants many set within the Trough Of Bowland. The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit. East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance.

Schools locally have an excellent reputation and there is a wide variety of both state run and independent to choose from. There are numerous village primary schools, two secondary schools, as well as highly regarded public schools including Stonyhurst, Oakhill College and Moorlands. Clitheroe has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities with lovely open countryside in the Ribble Valley, Yorkshire Dales and West Coast on the doorstep.

General Remarks

Services: The property has the benefit of mains water, mains gas, and mains electricity. Heating is by way of a gas central heating system. Sewerage is by way of a sewerage treatment plant which we believe is compliant with current regulations and is serviced annually.

Parking allocated and number of spaces : There is a driveway for 6 large cars.

Construction Type : Standard construction. Traditional stone with a modern extension, constructed of cavity walls.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is in an AONB.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : The approach to Trout Beck is a public Bye-Way .

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 1. No defence has been put in place.

Unimplemented Planning Consents : Planning for double garage.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

Coal field / mining area : None.

Communications :

Broadband: Ultrafast 1800Mbps available in the area

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

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

The property has ultrafast fibre broadband connected.

Mortgage ability : we understand that as far as we are aware it is not 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 Bamett 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 G

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 : ///shrugging.cheering.muddy

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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.

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

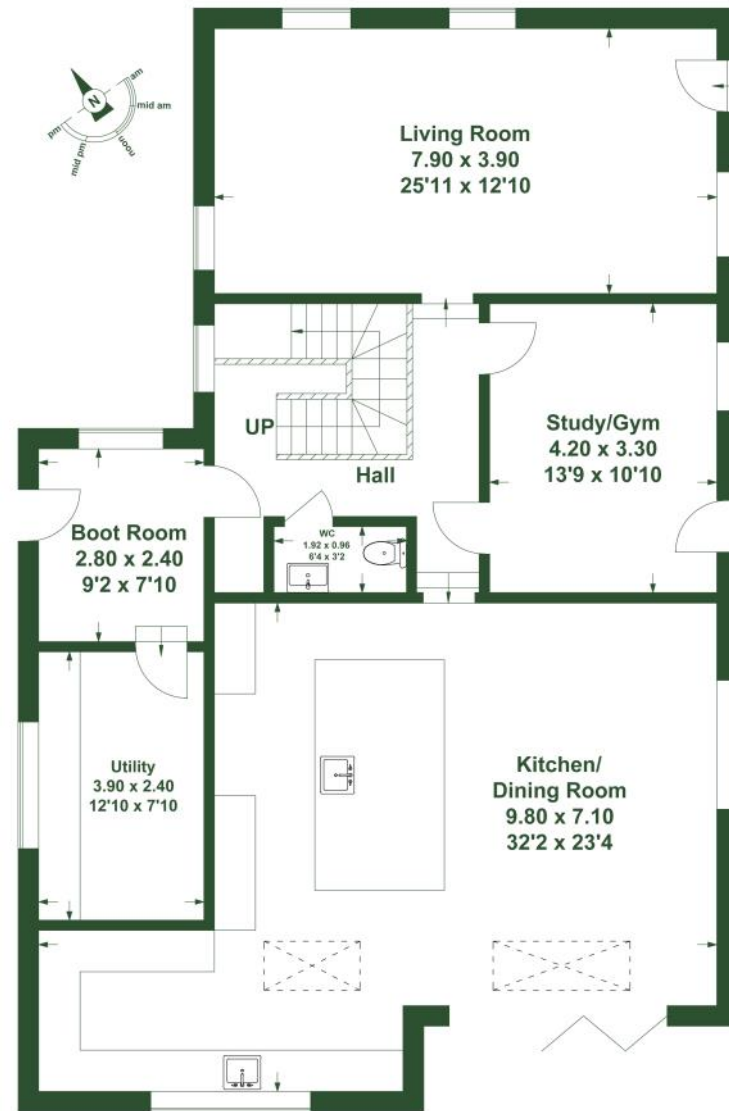
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 130.92 sq m / 1409 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

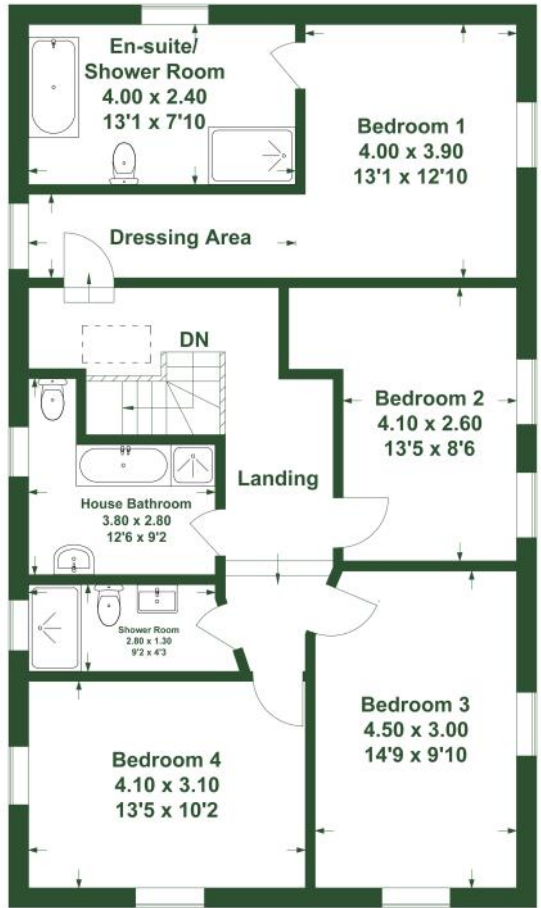


Ground Floor

Ground Floor

Approximate Gross Internal Area : 94.79 sq m / 1020 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



First Floor

First Floor & Outbuilding

Outbuilding : 30.65 sq m / 330 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



Outbuilding

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 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		100 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)