

Offers Over £2,450,000



Armitstead  
Barnett

Thirlmere, Rimington, Clitheroe, Lancashire, BB7 4DT





## Thirlmere, Rimington, Clitheroe, Lancashire, BB7 4DT

Offers Over £2,450,000

- Substantial family home with 5 bedrooms extending to sqft (sqm)
- Integrated 1 bedroom annexe with separate access
- Wine cellar, home office / games room, gym and extensive garaging.
- Finished to a beautiful standard rarely seen and inspection will not disappoint.
- Constructed in 2021 by a well-known builder to modern construction standards.
- Fantastic location for commuting, schools and rural living.
- Land extending to approximately 10 acres
- Superb views across rural landscape and towards the Yorkshire Three Peaks.



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Thirlmere is situated in the most desirable of positions within the Ribble Valley. This 5-bedroom family home has long-distance panoramas over the surrounding countryside towards the Yorkshire 3 Peaks and the beautiful surrounding farmland.

Architect designed and built by the owner, who has over 35 years building experience, this impressive detached house is an enviable landmark property extending to 8585sqft (797.61sqm).



Located at the edge of Rimington Village in a secluded position, the house is approached via a private lane through a gated driveway leading to a substantial walled parking area. The property is set over three storeys and access can be obtained via the lower ground floor through substantial garage and entertaining space or via the ground floor via a separate driveway and entrance path.





Internally the house briefly comprises:-

### Ground Floor

The impressive front entrance pivot door leads to a spacious central hallway, which provides access to all ground floor rooms, and the first and lower ground floors via an impressive feature staircase. Off the hallway there is a W.C. / cloakroom.

Off the hallway is an impressive living, dining kitchen, fitted with integrated high quality modern appliances. There is a large island with breakfast area overlooking a modern living space, perfect for entertaining, and with sliding glass doors to the terrace.

The dining room, accessed from the kitchen and family room is sufficient for family gatherings and overlooks the rear courtyard. To the front of the house is the spacious lounge with wood-burning stove and plenty of natural light

A door to the rear of the hallway provides access to the utility room which has plenty of storage space and has a door to the rear courtyard.





### First Floor

The first floor comprises of four bedrooms in total. All are double bedrooms, each with their own ensuite facilities, and the master suite occupies the front of the house, with a superb bedroom, including a glazed corner wall to make the most of the views. There is a substantial dressing room with bespoke fitted wardrobes and a further walk-in wardrobe with matching furniture. The ensuite bathroom also has stunning views and has a separate bath and walk in shower and twin sinks.

### Lower Ground Floor

To the lower ground floor there is a wine cellar, separate W.C. large gym and games room / cinema room. Within this space there is a separate walk-in store room. From a central corridor there is access to the large garage area with parking for 4 cars, this space is equally suitable for additional living space if required.

### The Annexe

Attached and integrated within the house there is a separate one-bedroom annexe. This has separate external access but is also accessed from the main hallway area. The annexe comprises open plan living/kitchen/dining area with door to a private terrace. Separate W.C. shower room and double bedroom with fitted wardrobes.





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## Outside

The gardens and grounds are magnificent. With private seating areas thoughtfully positioned to take in the view and the sun at different times of the day. There is a wildlife pond, substantial formal lawned garden, wildflower meadow and in addition across the lane (and available by separate negotiation) is a separate 9.2 acre field, which if purchased means the owner of Thirlmere has control of the views.

The property is located in the village of Rimington approximately a 10 minute drive to the nearby market town of Clitheroe.

Clitheroe is well-placed for commuting with road and rail links to all East Lancashire business centres with the national motorway network accessible via the M6 at Preston or the M65 at Barrowford.

Clitheroe offers a varied range of amenities for all age groups including an excellent range of shops, bars, cafés and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is well known for its 'Farm to Table' dining with excellent pubs and restaurants many set within the ANOB area of the Trough Of Bowland. The area is affluent and desirable with lovely open countryside, and the Yorkshire Dales, Lake district and West Coast are less than an hour away. Schools locally are excellent and there is a wide variety of both state run and independent to choose from.

East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance. Travel distances are approximate, Whalley 10 miles / Skipton 14 miles / Leeds 40 miles / Manchester 38 miles / Leeds Bradford Airport 32 miles / Manchester International Airport 52 miles/ Kendal and the Lake District 65 miles. M6 North and South 17 miles. Preston railway station with the West Coast line to Euston (2.08Mins) 22 miles.

## General Remarks

**Services:** It is understood that the property benefits from mains electricity provided by British Gas Lite, Liquid Petroleum Gas (LPG) provided by Avanti Gas, gas central heating and mains water and drainage provided by United Utilities.

**Boundary:** The owner is responsible for all boundaries.

**Parking allocated and number of spaces :** Off street parking and triple garage available.

**Construction Type :** Stone built with internal concrete blocks, under a pitched slate roof. The property benefits from an NHBC warranty.

**Building Safety:** None known from the vendor.

**Restrictive Covenants :** None known from the vendor.

**Listed building :** The property is not listed

**Conservation Area / AONB :** N/A

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

**Footpaths / Bridleways :** We understand that there are no public footpaths or bridleways on the property.

**Flooding :** The property has not flooded within the last 5 years.

**Unimplemented Planning Consents :** None known to the vendor.

**Planning Consents affecting the property :** None known to the vendor.

**Accessibility adaption information :** None known from the vendor.

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey shows there is no information available.

### Communications :

Broadband: Superfast 80 Mbps available in the area

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

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

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

**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 H

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason L 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 :** goes.trickled.dishing

**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.

**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  
 Ground Floor : 322.75 sq m / 3474 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

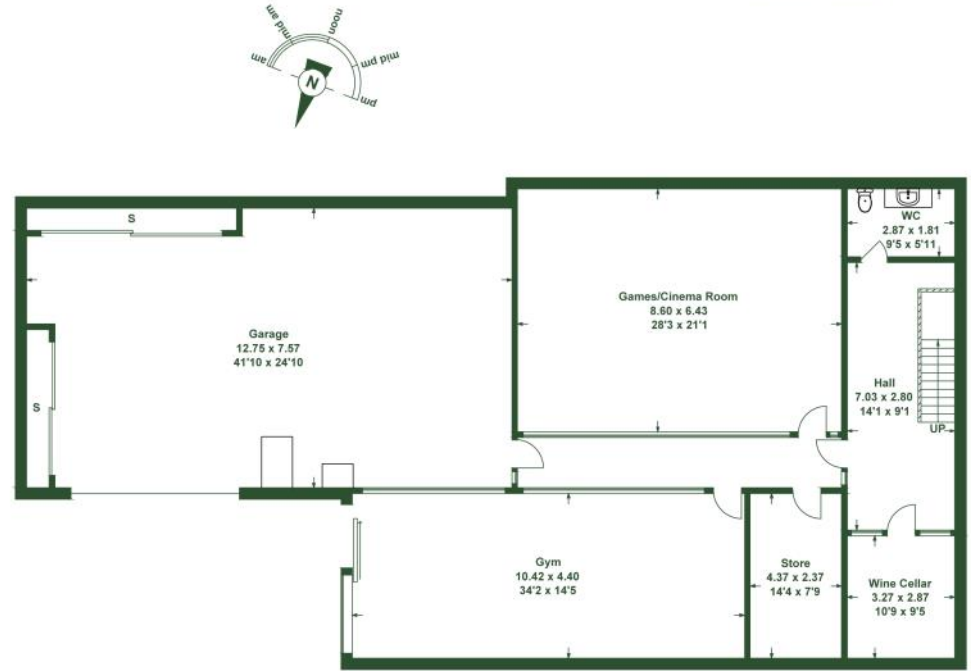


Ground Floor

Ground Floor

Approximate Gross Internal Area  
 Lower Ground Floor : 264.10 sq m / 2543 sq ft

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 Produced by Lens-Media



Lower Ground Floor

Lower Ground Floor

Approximate Gross Internal Area  
 First Floor : 210.75 sq m / 2268 sq ft

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 Produced by Lens-Media



First Floor

**First Floor**

**Amitstead 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 Amitstead 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 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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