

Offers Over £2,250,000



Armitstead
Barnett

Rugglesmere Farm
Talbot Bridge, Bashall Eaves, Clitheroe, BB7 3NA





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- Beautifully Presented Livestock Farm in the Heart of the Ribble Valley and Forest of Bowland National Landscape.
- Grade II Listed Five-Bedroom Farmhouse.
- Unrivalled Panoramic Views Over Surrounding Ribble Valley.
- Substantial Grade II Listed Traditional Stone Barn.
- Extensive Range of Traditional and Modern Farm Buildings with Alternate Use Potential.
- Within Easy Access of Clitheroe Market Town.
- Private, Tranquil Setting Near Bashall Eaves Village.
- Potential Additional Two Bedroom Bungalow Available by Separate Negotiation.
- Set in a total 95.95 acres (38.83 hectares) or thereabouts.



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Description

The sale of Rugglesmere Farm presents an exciting and exceptionally rare opportunity to acquire a superbly located and beautifully private farm set in the heart of the sought-after Ribble Valley. Occupying approximately 95.95 acres (38.83 hectares) of ring-fenced land, the farm benefits from unrivalled panoramic views across the Ribble Valley, spanning from Pendle Hill in the south, to the Bowland Fells in the north.

At its centre sits a stunning Grade II Listed five-bedroom historic farmhouse, set within spacious garden grounds. A substantial Grade II Listed character stone barn stands proudly within the main yard, complemented by a further range of traditional and modern agricultural livestock buildings that offer scope for adaptation or alternative uses.

The land comprises productive meadow and pasture, along with a small area of amenity woodland, all accessed via a private driveway.

This is a truly exceptional rural property, appealing to a wide range of purchasers – from active farmers to equestrian users, lifestyle buyers, or those simply seeking space, privacy, and breath-taking views.

Situation

Rugglesmere Farm is ideally situated just outside the charming village of Bashall Eaves, nestled within the Forest of Bowland National Landscape.

Despite its peaceful, rural setting, the property lies only four miles from Clitheroe market town, offering excellent connections to the A59 and M6, making it easily commutable to Preston, Blackburn, Bolton, and Manchester.



Farmhouse

This late 17th Century detached five-bedroom farmhouse is Grade II Listed and rich in character. The property sits to the westerly edge of the farmyard, being constructed of rendered stone with period features throughout, including chamfered stone mullion windows, ornate stone inglenook fireplaces, decorative roof finials and exposed internal timber and stonework.

The farmhouse has been well maintained, retaining its abundance of character features and offering huge scope for further alteration to suit tastes and specifications.

Internally the front door leads into an entrance hallway with the ground floor providing for a spacious kitchen-diner with windows overlooking the front and side garden areas, utility room, central hallway, downstairs WC and 2 reception rooms. Both reception rooms include characterful stone inglenook fireplaces, with the main lounge believed to incorporate a former historical Priest Hole dating back to the origins of the house. The central hallway includes the Grade II Listed two flight historic staircase with significant timber moulded square newel posts and decorative finials.

To the first floor is a large open landing which leads to all five bedrooms and the family bathroom. Bedroom five includes an en-suite and a secondary staircase, providing potential for annex accommodation.

Externally, the house is surrounded by extensive private lawned gardens and flagged patio areas that enjoy unrestricted views.



Farm Buildings

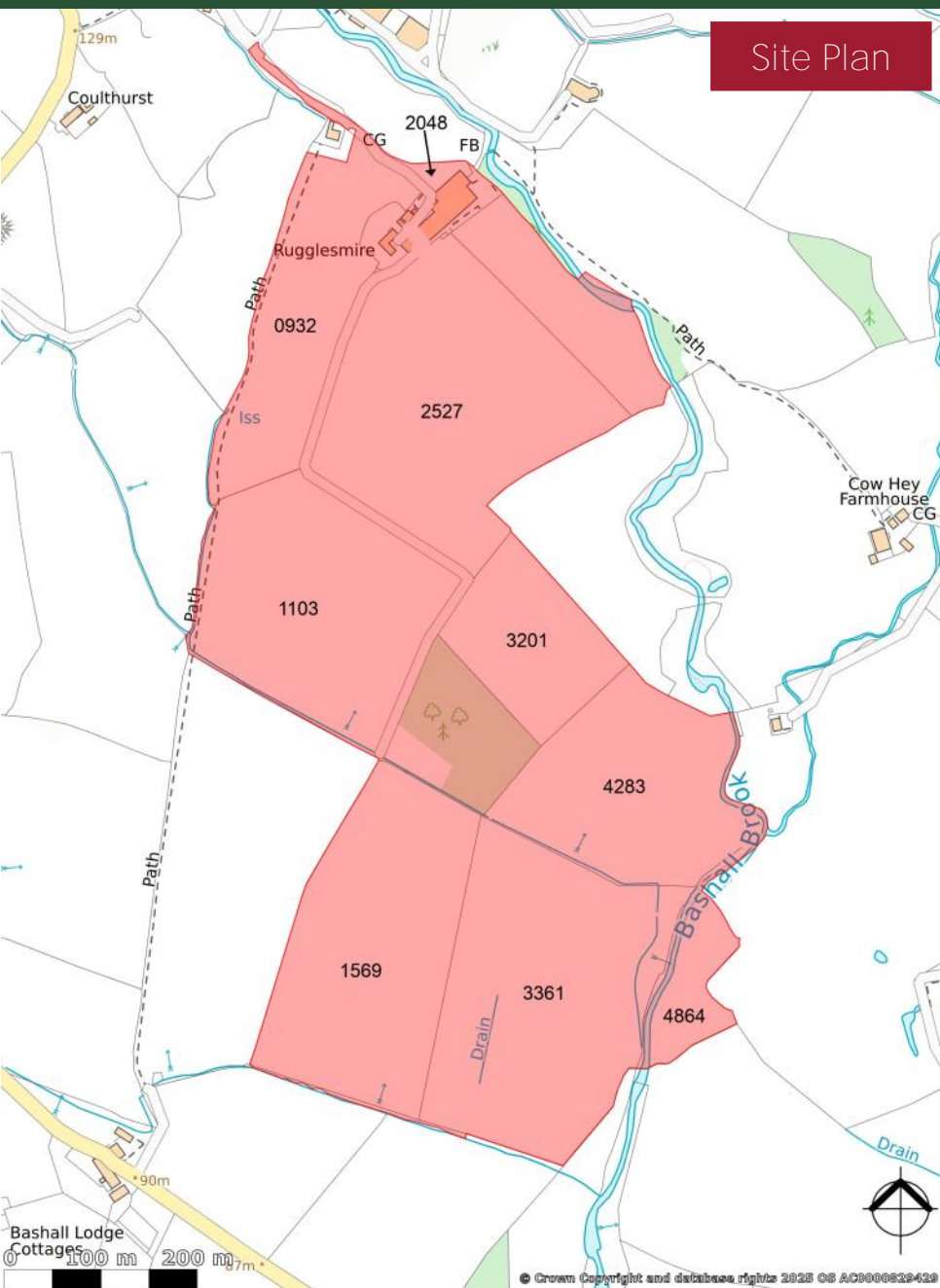
An excellent range of traditional and more modern agricultural buildings arranged around the main yard to the east of the farmhouse, being currently set up for livestock housing, storage, and workshop space:

Building	Description	Approx. Size
Grade II Listed Stone Barn	Double height substantial sandstone barn under a pitched slate roof, dated 1753 with character stone corbels and keystone arch. Includes rear lean-to shippon.	21.2m x 15.1m
Traditional Barn / Garage	Double-height stone barn under pitched flagstone roof with two garage door accesses.	13.0m x 5.93m
Workshop	Timber-framed three-bay building under pitched sheet roof, concrete floor, large sliding vehicular access doors, and vehicle inspection pit.	8.65m x 15.61m
Wash House / Store / Garage	Single-storey stone building under pitched stone flag roof, housing oil boiler, side open garage and rear store.	5.33m x 9.72m
Nissen Hut	Curved sheet roof with concrete floor – currently utilised for general storage.	4.1m x 10.27m
Dutch Barn	Timber frame, three bay building under sheet roof, with timber and sheet cladding and concrete floor.	10.92m x 10.21m
Silage Clamp	Eleven-bay timber frame building with concrete flooring and block walls under a sheet roof.	51.03m x 9.73m
Cubicle Shed	Eleven-bay steel portal frame building with concrete slatted flooring and below-ground slurry store.	8.34m x 51.03
Cattle Shed	Part nine-bay and part seven-bay steel portal frame building under pitched sheet roof with silage clamp, feed passage, and cow cubicles.	15.99m x 32.75m & 10.14m x 8.58m
Slurry Store	Four-bay steel portal frame mono-pitch building with concrete block walls, concrete floor and sheet roof. Storage runs under the cubicle and cattle sheds.	5.93m x 16.85m



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Land

An excellent block of Grade 3 predominantly meadow land, being ringfenced and totalling 95.95 acres (38.83 hectares), or thereabouts. The land is primarily accessed from the farmyard, with a useful internal stone track providing a superb spine road through the land. The land sits at approximately 100 m above sea level, being well maintained and farmed grassland. The land also includes a small area if amenity woodland.

Field Schedule

Parcel	Description	Area (ha)	Area (Acre)
1569	Meadow	5.35	13.21
1103	Meadow	5.41	13.36
3361	Meadow / Pasture	6.32	15.62
2048	Pasture	0.21	0.51
0932	Meadow	3.54	8.75
3201	Meadow	2.21	5.45
4283	Meadow	3.96	9.78
4864	Pasture / Woodland	0.94	2.33
2527	Meadow	8.26	20.41
	Woodland	1.65	4.07
	Farmhouse, Gardens, Buildings, Yard and Tracks	0.99	2.45
		37.84	95.95



General Remarks

Services: The property has the benefit of mains water and mains electricity connections. It is noted that Oakmere Bungalow is connected to the main water servicing Rugglesmere Farm via sub-meter. The sub-meter records water usage specific to Oakmere for monitoring and billing purposes. Heating is via an oil fired central heating system and sewerage is via a private septic tank located within the property boundary. Please note that no survey has been undertaken in relation to the septic tank drainage and the Buyer will be responsible for any upgrades required to the drainage system to ensure compliance with the Environment Agency's General Binding Rule Regulations.

Parking allocated and number of spaces: Parking available on private driveway and yard included within property.

Construction Type: Farmhouse of rendered stone construction under pitched stone slate roof. Buildings include traditional stone, timber frame and steel portal frame construction.

Building Safety: None known to the vendor.

Restrictive Covenants: None known to the vendor.

Listed building: The farmhouse is Grade II Listed under List Entry No: 1362285. The Traditional Stone Barn is Grade II Listed under List Entry No: 1163118.

Conservation Area / National Landscape: Located in the Forest of Bowland National Landscape (former AONB).

Easement, and Wayleaves or Rights of Way: Oakmere Bungalow benefits from the following rights:

- Right of Access over the first section of the access road allowing access to Oakmere;
- Right of Drainage and Access for the provision and accessing of the septic tank located within Field 0932;
- and Rights to Water supplied by the mains water connection (sub-metered and proportionally paid to Rugglesmere Farm).

Oakmere Bungalow: Oakmere is a detached two bedroom bungalow which could be available by separate negotiation. Please speak with the selling agent for further information.

Footpaths / Bridleways : We understand that there is Public Right of Way travelling over the access road and travelling through Field Parcel 2048.

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 in relation to the property.

Planning Consents affecting the property: This list is not exhaustive. We have listed those consents that the vendors feel effect the property: 3/2024/0758- Application for change of use from a mixed use within Class F1(a) and a Sui Generis use as a Wedding Venue for up to 40 days a year to a Sui Generis use as a Wedding Venue for up to 100 days a year.



Sporting and Shooting Rights: It is understood that all Sporting and Shooting Rights are included with the property.

Local Authority: Ribble Valley Borough Council

Council Tax: Band F

Plans, Area and Schedules: These are based on ordinance survey plans. The information provided is for reference purposes only. The Purchasers should have deemed to have satisfied themselves to the description of the Land and any error or mistake shall not annul the sale or entitle any party to compensation in respect of thereof. No warranty for the accuracy of any information can be given.

Viewings: Viewings are strictly by appointment with the sole selling agents. 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: *///magic.proclaims.gloom*

Coal field / mining area: No information available for the area. Information obtained from the Local Authority and British Geological Survey

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.

Communications: Broadband: available in the area. Mobile signal: 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.

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.

Environmental Stewardship Agreements: Field parcel 4864 is included within a Forestry Commission Woodland Grant Scheme.

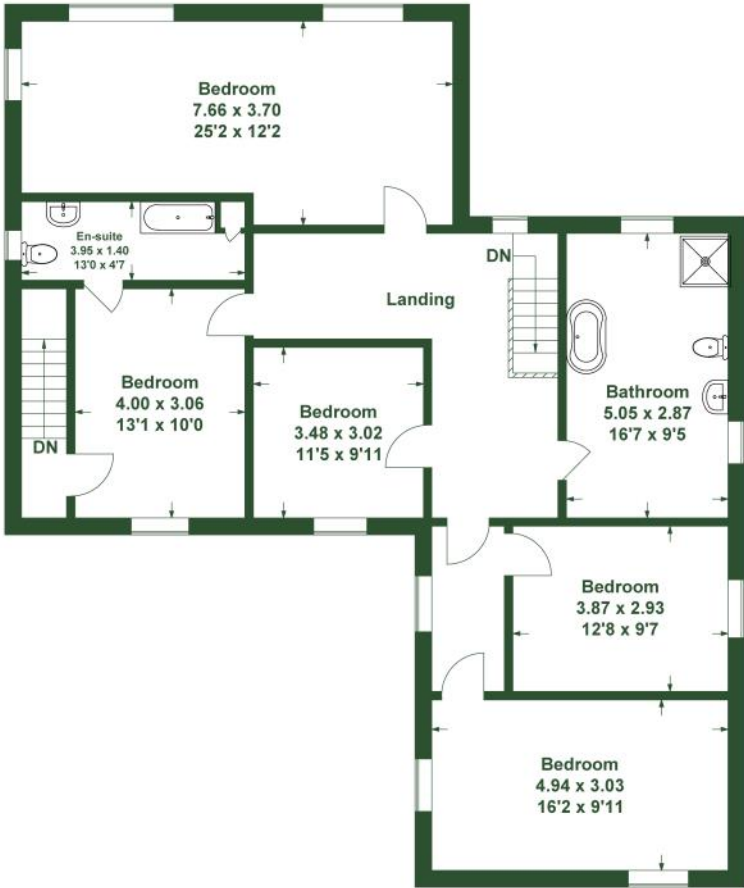
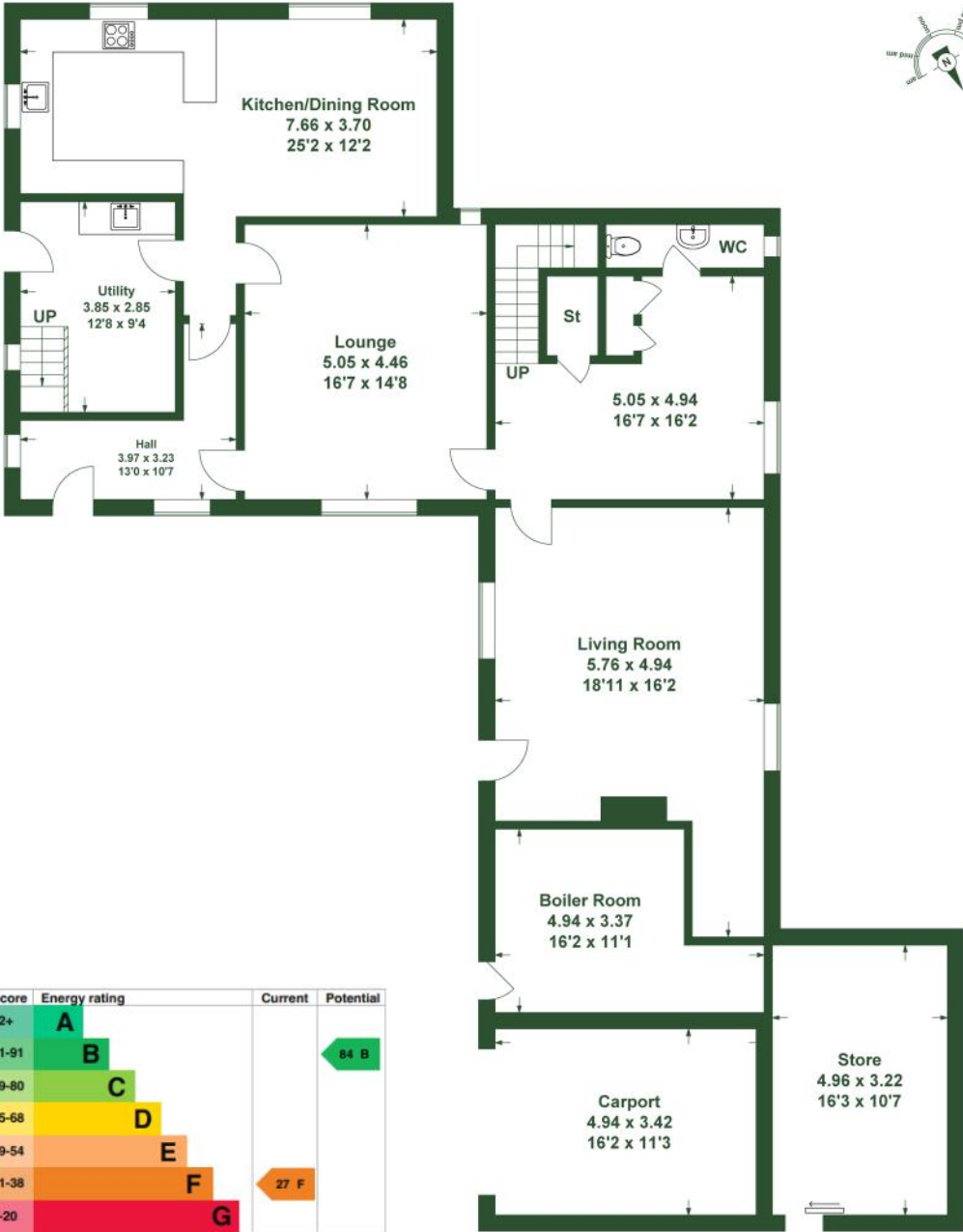
Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

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

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 : 285.98 sq m / 3078 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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 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



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