

Offers Over £3,000,000



Armitstead
Barnett

Osbaldeston Lane, Osbaldeston, Blackburn, Lancashire, BB2 7LZ





Osbaldeston Hall, Osbaldeston Lane, Osbaldeston, Blackburn, Lancashire, BB2 7LZ

Offers Over £3,000,000

- A superb 6 bedroom family home in a quiet, convenient location great for commuting.
- Spacious living accommodation upgraded and improved under current ownership.
- A useful and extensive range of outbuildings with huge potential.
- Delightful gardens and grounds extending to 17 acres with rural views and riverside frontage.
- Tennis Court and Fishing Rights
- Early viewing essential to appreciate this fabulous family home
- PLEASE NOTE - PROOF OF FUNDING WILL REQUIRED PRIOR TO VIEWING



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Located in a quiet yet accessible location within the Ribble Valley this beautiful property has extensive and flexible living accommodation within the main hall and across a number of outbuildings within the grounds, which will appeal to many.

Osbaldeston Hall was built in 1593 by John Osbaldeston. Inspiration for the hall came after travelling Europe, and he employed an Italian craftsman to build parts of the house including the fireplace in the main bedroom, which was said to be the largest of its kind in UK, hence the Grade 2* listing. Outside in the garden there is a large Sweet Chestnut tree which is said to be a gift from the Craftsman as a token of his friendship.

The property is steeped in history, and some say King Oswald held court on site C700 hence the Osbaldeston name, others say that a French Lord was given the land after his support of William the Conqueror in 1066.

Set within approximately 17 acres which includes 6 acres of woodland and 6 acres of pasture the rest of the land makes up beautifully landscaped gardens which includes river frontage with approximately 350m of sole fishing rights.



From the front of the house a grand entrance door opens into the Main Hall and impressive room with a feature staircase to the first floor. The hall has a wood burning stove and is used as a snug as well as a dining area.



Off the hall is a cloakroom with separate W.C. To the left is an inner hall lined with bookcases, which in turn leads into the wood panelled TV room; with wood burning stove set within a brick fireplace. There are cast iron radiators and TV with sound system. Behind the lounge and accessed from a hidden door is the bar and entertainment room. To the right of the Main Hall is the Main Lounge with wood burner and feature cast iron central heating radiators.

There is a large utility room with sink, wash dryer fridge facilities and island unit. At the far end of the house the kitchen is impressive in size and benefits from handmade Simpsons units and island. There are integrated appliances, double sink, salad preparation sink, under floor heating and stone tiled floor. There is an Aga with AIMS system and matching separate electric free-standing module as well as a Quooker tap.



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To the first floor, the spacious Principal Bedroom features the Grade II Listed feature fireplace and has lovely views over the garden. There is an ensuite bathroom with twin sink, shower and under floor heating. Off the landing there is a spacious study, 3 further double bedrooms all with ensembles and 2 further double bedrooms served by the house bathroom. In addition, there is a first floor lounge area/home office, all rooms have stunning views over either the garden and fields or across the river.

Outside there is a large restored barn which consists of gym at one end and extensive storage areas (suitable for indoor pool if desired and subject to planning consent) as well as multiple storerooms and an attached shippon / barn currently used as garaging. In addition, there is a separate 5 bay garage and storage rooms over, 2 workshops. Ideal for the serious car collector the property can accommodate 20 garaged cars!

At the opposite side of the house is a further open 2 garage wooden building with storage area for garden machinery, wood store and an outside entertainment area overlooking the River Ribble. To the rear there is also a fenced off potting shed and land nursery.

The extensive gardens have all been laid since 2013 with numerous beds stocked with shrubs and plants. The current owners have planted 95 trees and have restored the pond which is stocked with mirror carp and other fish.



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The Property has electric gates to both driveway entrances and all the fences around the house, river bank and fields were renewed 2019. The Tennis court was refurbished 2021.

The picturesque village of Mellor Brook is 5 minutes away situated in the heart of the Ribble Valley and adjacent to the rural borough of South Ribble. The village sits below Mellor village which has a range of local services available including primary school, pubs, bakery, pharmacy, library, post office & shop.

The village is 7 miles from Preston city centre with its West Coast mainline railway link to Euston (2 hours and 7 minutes), also benefitting from the train link from Ramsgreave to Manchester. East Lancashire and Manchester business centres as well as the northern motorway network are within striking distance with the M6 junction 31 being approximately 5 miles away. Travel distances are approximate. Preston 7 miles / Blackburn 5 miles / Manchester 36 miles / Leeds Bradford Airport 47 miles / Manchester International Airport 41 miles/ Kendal and the Lake District 47 miles.



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. The area is renowned for farm to table dining with excellent pubs and restaurants many set within the AONB area of the Trough of Bowland.

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, as well as highly regarded public schools including Stonyhurst, Oakhill College, & Westholme.



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General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of oil fired central heating and wood burning stoves. Sewerage is by way of private drainage to a water treatment plant.

Parking allocated and number of spaces : Two private gated driveway entrances with space for numerous cars as well as garages for 20 cars.

Construction Type : Stone built with slate roof.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is Grade II* listed.

Conservation Area / AONB : The property is not in a conservation area or AONB.

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

Footpaths / Bridleways : We understand that there is a public footpath that runs through the external boundary of the property, however the gardens and grounds are private and are not affected by the footpath.

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

Unimplemented Planning Consents : None known to the vendor.

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

Accessibility adaption information : None known to the vendor.

Coal field / mining area : None known to the vendor.

Communications :

Broadband: Ultrafast 1800 Mbps available in the area

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

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 : ///amaze.observer.sings

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



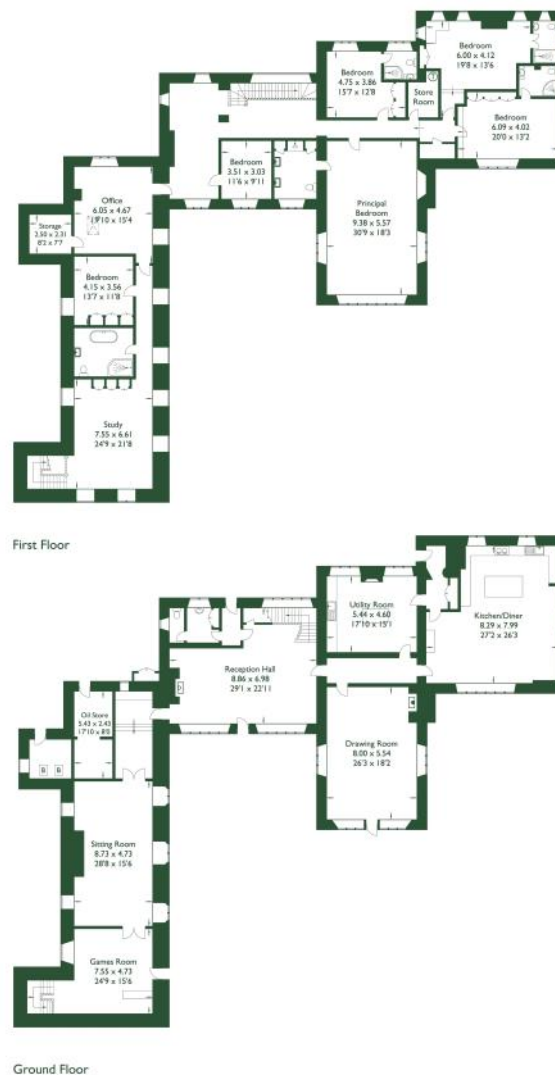
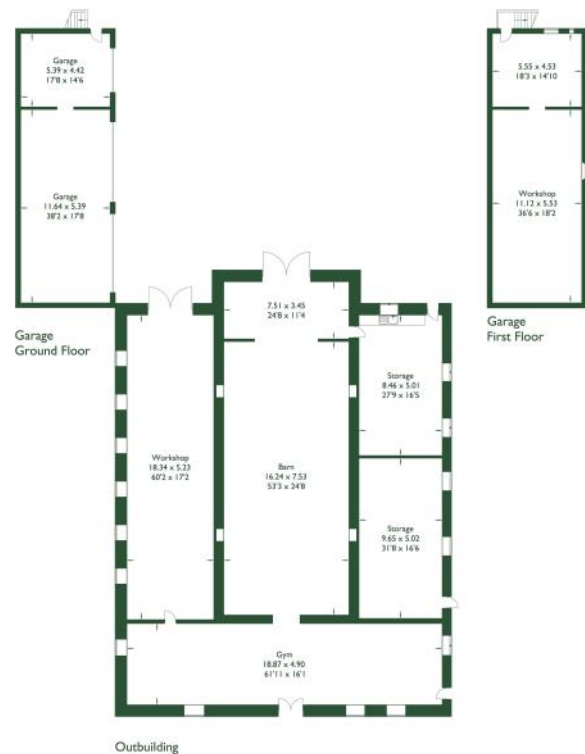
Osbaldeston Hall

Approximate Gross Internal Area : 644.77 sq m / 6940.24 sq ft

Garage : 174.74 sq m / 1880.88 sq ft

Outbuilding : 460.13 sq m / 4952.79 sq ft

Total : 1279.64 sq m / 13773.93 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

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		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	38 F	
1-20	G		



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