



Hubbersty Fold Farm, Commons Lane, Balderstone, BB2 7LL

O.I.R.O. £950,000







Hubbersty Fold Farm, Commons Lane, Balderstone, Blackburn, BB2 7LL

Offers in the region of £950,000



6 Bedrooms



4 Bathroom



2.82 Acres

-
- Exceptional six-bedroom detached former farmhouse.
 - Traditional stone barn with planning permission for conversion into a substantial five bedroom detached dwelling.
 - Set within approximately 2.82 acres of gardens, paddock and woodland.
 - Private driveway, extensive parking, detached garage and landscaped grounds.
 - Sought-after Ribble Valley location to the edge of Balderstone village with excellent access to Clitheroe, Preston, Blackburn and the A59 and M6 road networks.



Occupying a superb rural position on the edge of the highly regarded Ribble Valley village of Balderstone, Hubbersty Fold Farm presents an outstanding opportunity to acquire an exceptional country home with significant future potential. The property includes an impressive six-bedroom detached former farmhouse, alongside a substantial traditional stone barn with planning permission for conversion into an independent five-bedroom residence, all set within approximately 2.82 acres of gardens, paddocks and woodland.

The location offers the perfect balance of countryside tranquillity and everyday convenience. Surrounded by open farmland, yet within easy reach of Clitheroe, Blackburn and Preston, the property also benefits from excellent connectivity via the nearby A59 and M6, making it ideally suited for both family living and commuting.



The farmhouse extends to over 3,000 sq ft and has been sympathetically remodelled and enlarged to create a beautifully presented family home arranged over three floors. Offering generous proportions throughout, the accommodation has been designed with modern living in mind, combining character and charm with high-quality contemporary finishes.



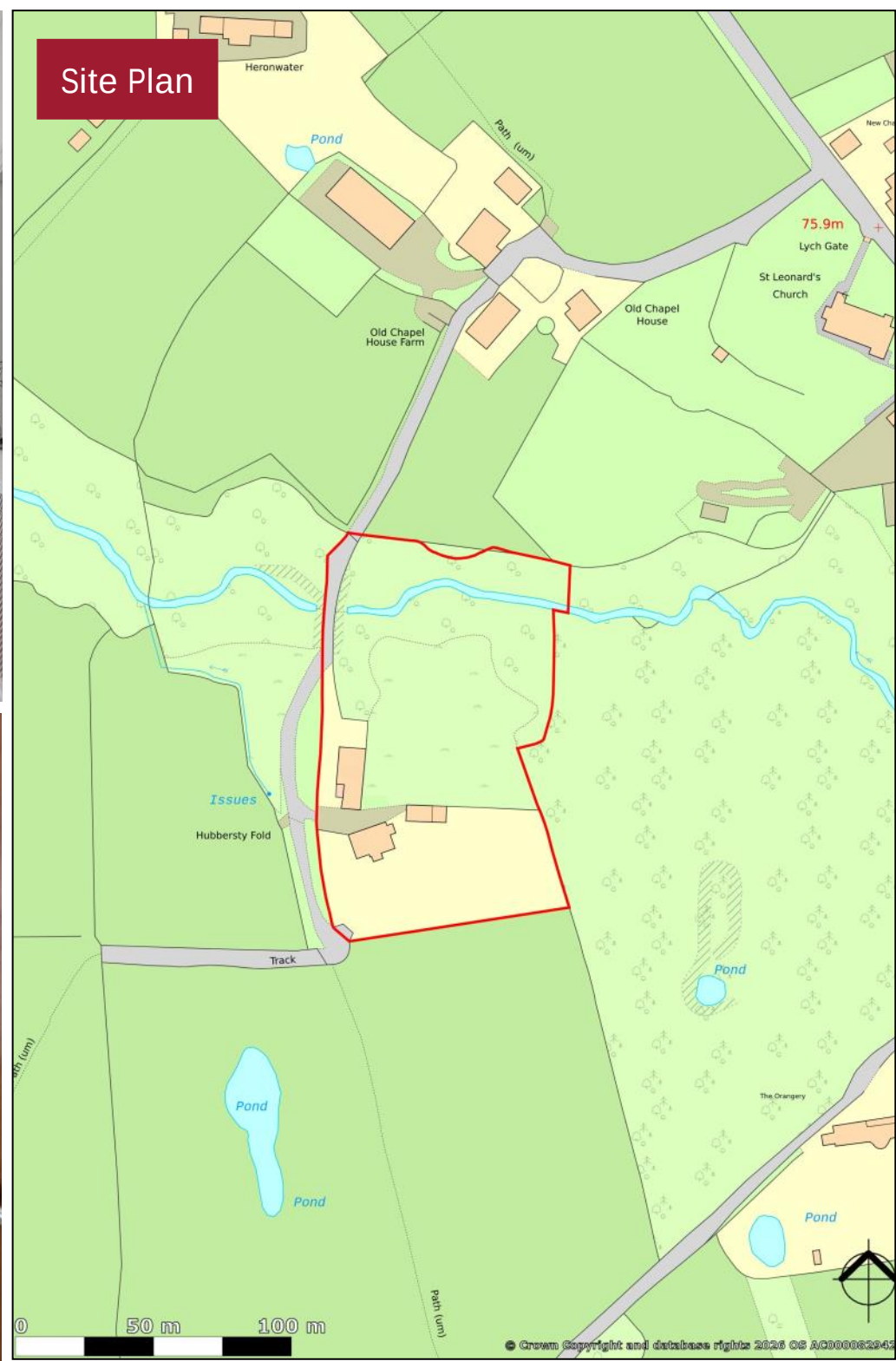
At the heart of the home is an impressive open-plan living kitchen, beautifully appointed with quality cabinetry, extensive work surfaces and integrated appliances, providing an exceptional space for everyday family life and entertaining. Off the kitchen is a side entrance porch and separate w.c.

Adjoining the kitchen is the dining room, being ideal for formal occasions, while the spacious lounge, centred around an attractive fireplace, enjoys delightful views across the surrounding gardens.

The first floor provides four generous double bedrooms, including two with en-suites, together with a family bathroom and dressing room. The second floor offers two further double bedrooms, an additional bathroom and a versatile study or landing area, creating an ideal space for guests, older children or those working from home.



The property is approached via a private driveway leading to extensive parking and a detached oak framed garage/carport with integrated utility room. Mature landscaped gardens surround the farmhouse, complemented by an adjoining grass paddock area and a small area of woodland, extending the overall grounds to approximately 2.82 acres, or thereabouts, and providing an idyllic rural setting.





The substantial traditional stone barn, positioned to the rear of the dwelling, benefits from planning permission granted by Ribble Valley Borough Council under Application Ref 3/2011/0625, allowing for the barn conversion into an impressive detached five bedroom dwelling.

The current plans would provide the following internal accommodation:

Ground Floor: large reception hallway, lounge, living kitchen, snug, cloakroom, utility room and attached double garage.

First Floor: Main room with en-suite bathroom, four additional bedrooms (three with en-suite) and family bathroom.

The barn offers exceptional flexibility, presenting an exciting opportunity for multi-generational living, guest accommodation, holiday letting or the creation of a separate family residence, subject to the existing consent.

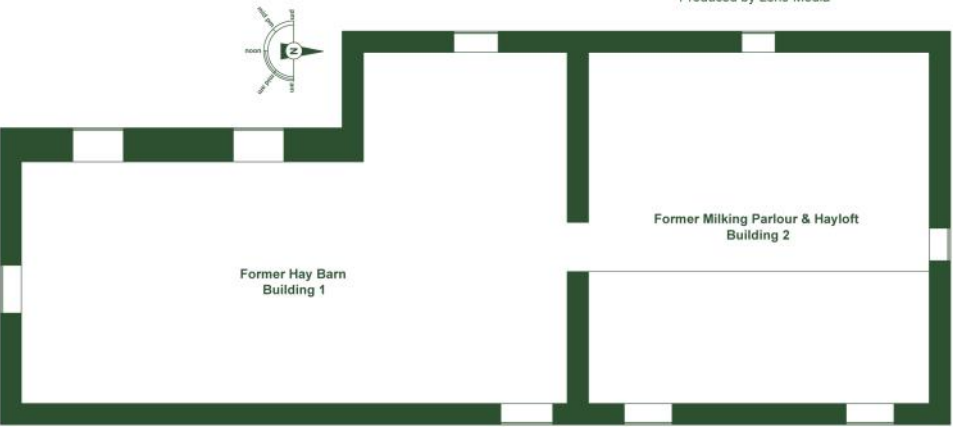
Hubbersty Fold Farm represents a rare opportunity to acquire a distinguished country residence with outstanding versatility, beautifully presented accommodation and exceptional long-term potential in one of Lancashire's most desirable rural locations.



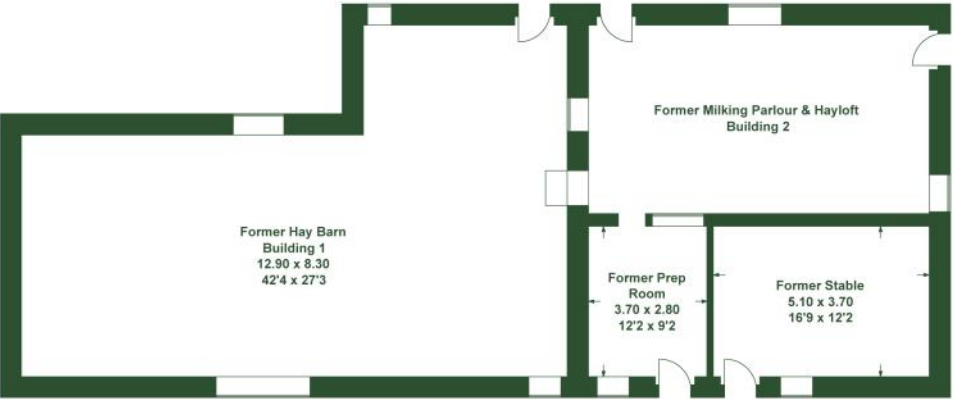


Barn Floor Area : 314.22 sq m / 3382 sq ft

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



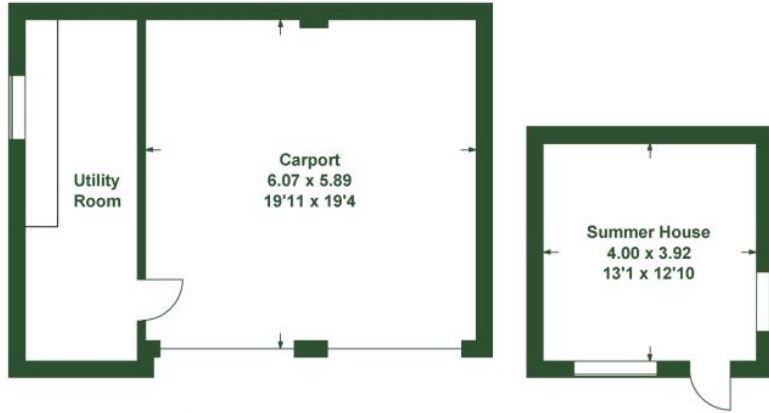
Barn First Floor



Barn Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area : 322.18 sq m / 3468 sq ft
 Outbuilding : 28.59 sq m / 308 sq ft
 Barn Floor Area : 314.22 sq m / 3382 sq ft
 Total : 664.99 sq m / 7158 sq ft
 (Excluding Carport)

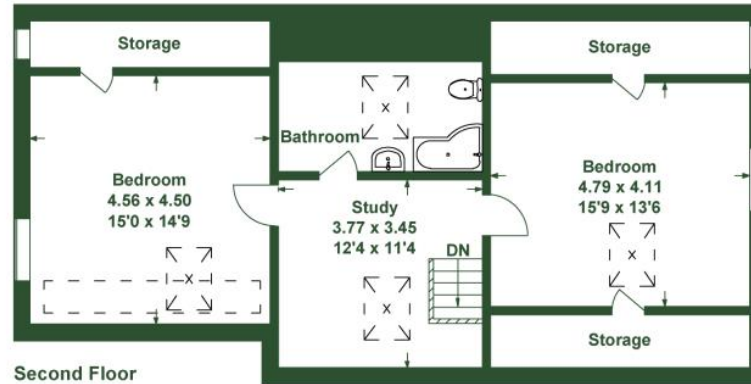


Carport/Outbuilding

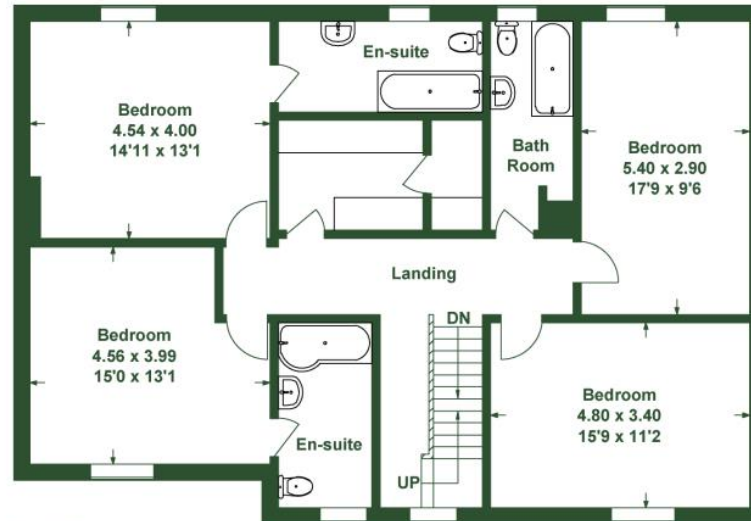


Ground Floor

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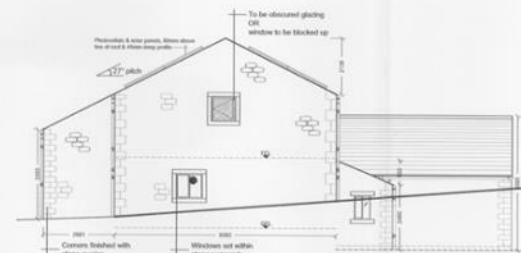
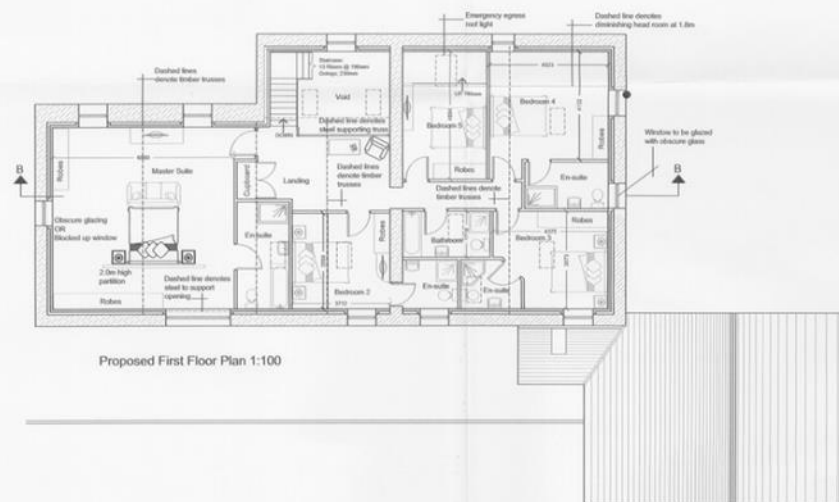
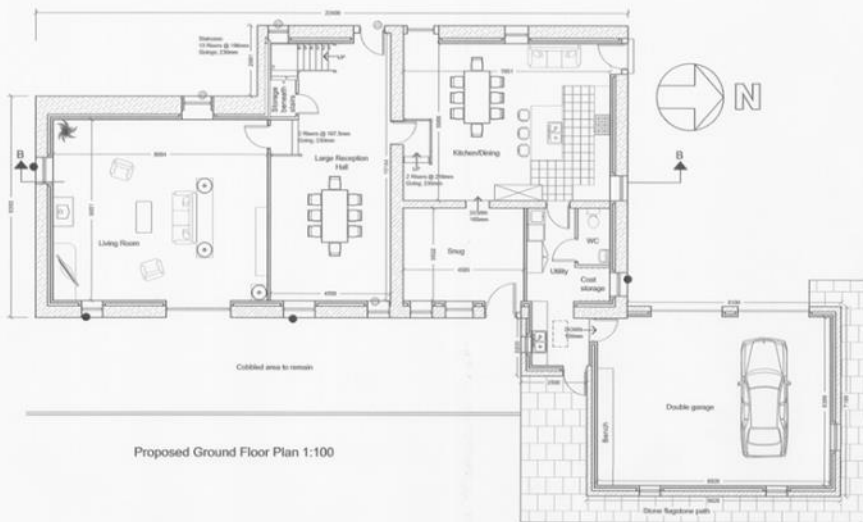
Second Floor



First Floor

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



Finishes:

- Walls: Random stone
- Roof: Selected Natural Slate
- Windows / Doors: uPVC Light Oak
- Rain Water Goods: uPVC Black

NB:

- denotes former opening reopened
- denotes new proposed opening
- all roof lights are proposed

Traditional Stone Barn:
Proposed Plans

320110625P

GHA
GUTHRIE HARRIS ASSOCIATES
Chartered Surveyors
3rd Wharf
Clitheroe
Lancashire BB5 2DP
T: 01200 442001
F: 01200 442002
Email: info@ghaonline.co.uk

Project: Proposed Barn Conversion of Hubbersty Fold Farm Commons Lane Balderstone Blackburn BB2 7LL
Title: Proposed Floor Plans, Elevations and Cross Sections
Drawing No: TH05001307002
Client: Mr A. Thompson
Date: 01.08.11
Scale: 1:100 (A1)

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired central heating system. LPG bottled gas is used for the gas hob in the kitchen and a gas fire within lounge. Drainage is via a private Water Treatment Plant located on adjacent land.

Parking allocated and number of spaces: Driveway and garage parking available.

Construction Type: Understood to be rendered block under a slate roof.

Building Safety: Non known.

Restrictive Covenants: Non known.

Listed building: The property is not listed.

Conservation Area / National Landscapes: Not applicable.

Easement, and Wayleaves or Rights of Way: The property benefits from a Right of Way over the access track off Commons Lane, to the property. The property is responsible for maintaining the access track. The adjacent agricultural land has the benefit of a Right of Access over the owned section of track leading to the property. The property water meter is located on adjacent land, therefore the property benefits from associated rights for the water pipe to travel from the meter to the property and benefits from Rights of Access to inspect the water meter. There are maintenance responsibilities regarding the water pipeline servicing the property.

Footpaths / Bridleways: We understand that a Public Right of Way travels over the access track to the property.

Flooding: The property has not flooded within the last 5 years. According to the Environment Agency website the property sits in Flood Zone 1.

Unimplemented Planning Consents: The stone barn benefits from Planning Permission from Ribble Valley Borough Council under Application Reference: 3/2011/0625, dated 13th February 2012, allowing for the following: *Proposed residential barn conversion to form a single dwelling including the demolition of a minor outbuilding and a small ruin and the erection of a garage block*. It is understood that a material start as been made to the planning consent. A copy of the Planning Permission can be located on the Ribble Valley Borough Council planning website under the application number detailed. Interested parties should satisfy themselves regarding he planning documents prior to submitting any offer and prior to exchanging contracts on the property.

Planning Consents affecting the property: This list is not exhaustive, we have listed those consents that the vendors feel effect the property: non known.

Coal field / mining area: Information obtained from the Local Authority and British Geological Survey. Non known.

Japanese Knotweed: Land has previously been treated for Japanese Knotweed over a 5 year Management Plan. A small area is being treated in summer 2026 and the management of the area is being monitored by a qualified company.

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.

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: Ribbles Valley Council **Tax:** Band G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Simon Wells BSc (Hons) MRICS FRAA. 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: standards.Jumbo.pollution

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.

Use of AI : Armitstead Barnett 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.



SUBJECT TO CONTRACT



North Lancashire

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