

CLITHEROE - 3 Miles

A59 – 3 Miles

**Eaves House Farm  
Waddington  
Clitheroe  
Lancashire  
BB7 3JF**

**About 71 Acres**



An all grass livestock rearing farm with a detached grade 2 listed farmhouse, stonebuilt barn, range of farm buildings and 71 acres of prime meadow and a pasture land in a ring fence. The property has an enviable setting between Waddington and West Bradford in the heart of the Ribble Valley.

The property is freehold with vacant possession excepting the land which is let on a fixed term tenancy under the Agricultural Tenancies Act 1995 for the period up to 28 February 2009 at the rent of £6,200 per annum.

**Price:**                      **Lot 1:**                      House and Buildings + 2.52 Acres £650,000.  
**Lot 2 - Lot 4:** Negotiable but not for sale separately.

**Selling Agents:**                      Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH.  
Tel: 01200 441 351. Fax: 01200 441 666.

**Lot 1 – edged red**  
**The House and Buildings in 2.52 acre surround**

**The Farmhouse** is a detached Grade II Listed dwelling house constructed of stone with rendered front elevation under a slate roof.

This Georgian Period Residence has a head stone dated TTC 1782 and boasts numerous features. Facing south it has an enviable setting commanding extensive views of the Ribble Valley countryside. The accommodation is as follows:

**Ground Floor:**

**Entrance Hall:** (29'4" x 9'0") with original tiled solid floor, oak entrance door, dado panelled walls and easy rising elegant stairway.

**Lounge:** (16'5" x 14'10") with built-in storage cupboard, marble fireplace with black granite inset and matching hearth with open fire, beamed ceiling, central heating radiator. Television aerial point.

**Sitting Room:** (15'10" x 15'1") with solid floor, natural stone fireplace with fitted living flame gas fire, corner television stand, central heating radiator, telephone point, beamed ceiling, display alcove, tall cupboard unit to side of chimneybreast, under stairs store.

**Kitchen 1:** (16'3" x 8'6") with solid floor, central heating radiator, single drainer stainless steel sink unit, Worcester combination gas central heating boiler, electric cooker point, beamed ceiling, wood panelled walls with plate rail and fitted kitchen cupboards.

**Kitchen 2:** (14'10" x 12'7") with single drainer 1½ bowl sink unit, electric cooker point, central heating radiator, beamed ceiling, multi fuel stove, built-in storage cupboards to side of chimneybreast, and breakfast bar.

**First Floor:** A return stairway with half landing leads to a central landing.

**Front Bedroom 1:** (16'10" x 9'3") central heating radiator and walk in closet.

**Front Bedroom 2:** (11'4" x 9'2") central heating radiator.

**Rear Bedroom 3:** (12'7" x 8'2") central heating radiator.

**Front Bedroom 4:** (11'10" x 11'8") central heating radiator, built-in bedroom furniture incorporating wardrobes, dressing table unit and overhead/bedside cupboards.

**Rear Bedroom 5:** (8'11" x 8'5") central heating radiator.

**Boxroom:** (11'7" x 4'7")

**Bathroom 1:** (12'9" x 7'11") with three piece suite comprising panelled bath with tiled splashback pedestal wash basin, low suite w.c, floor to ceiling storage cupboard with hot water cylinder and adjoining wardrobe, central heating radiator and shower cubicle with Redring electric shower.

**Bathroom 2:** (8'3" x 6'5") with three piece suite comprising panelled bath with shower unit over and screen, pedestal wash basin, low suite w.c, fully tiled walls, central heating radiator, walk-in airing cupboard with central heating radiator and shelves.

**Second Floor:** A return stairway leads to two attic rooms, one with a gable window.

**Basement Cellar:** Entrance from the rear of the hall via stone steps down to a two room cellar with flagged floor.

**Outside:** Front walled garden. Side walled garden with lawn, flower borders and stone arched semi circular seating area. Inner walled area with outside toilet and aluminium greenhouse. Rear cobbled area with stonebuilt monopitch slate roof, range of outhouses comprising wash house with flagged floor, stainless steel double drainer sink unit and plumbing for an automatic washer, and store.

**Services:** Mains water and electricity. Private drainage.

**Council Tax:** Ribble Valley Borough Council band F.

**Planning Permission:** Has recently been received to provide a new entrance inside the east garden boundary to the rear cobbled yard area between the house and the barn.

**The Farmbuildings:** Comprise as follows:-

**5 Bay Barn** stone built under a slate roof with 2 bay hay store, threshing bay with large doorway and 2 bay cow byre with hay loft above. Rear lean-to cow byre. Gable lean-to store.

**Parlour and Collecting Yard** constructed of brick walls under a slate roof with 12 stall abreast milking parlour. Adjoining sheep handling shed and bull pen constructed of timber with galvanised tin roof and wall cladding.

**3 Bay Haystore** constructed of steel frame with concrete block walls and cement fibre roof cladding. Adjoining 3 bay feed store constructed of prefabricated concrete wall panels with cement fibre roof cladding. Adjoining cattle shed with 20 cow cubicles under a connecting roof of timber with corrugated tin cladding.

**5 Bay Cattle Shed and Silo Barn (90' x 75')** constructed of steel portal frame with concrete block walls and cement fibre roof cladding. Central silage store with concrete panel walls and 68 cattle stalls comprising 36 cubicles on one side and 32 cubicles on the other side. Adjoining slurry lagoon constructed of reinforced concrete block walls with concrete floor and sluice.

**The Surround** is shown on the sale plan with a boundary edged red. The schedule of areas is as follows.

OS 3279	0.12 stream
OS 3176	0.71 building and croft
OS 3475	1.05 building and croft
OS 2869	<u>0.64</u> house and barn etc.
	<b><u>2.52</u></b> acres or thereabouts

**Lot 2 - edged green  
Meadow – about 8.86 acres**

OS 3961      **8.86** acres

**Lot 3 – edged blue  
Pasture – about 13.34 acres**

OS 3200      **13.34** acres

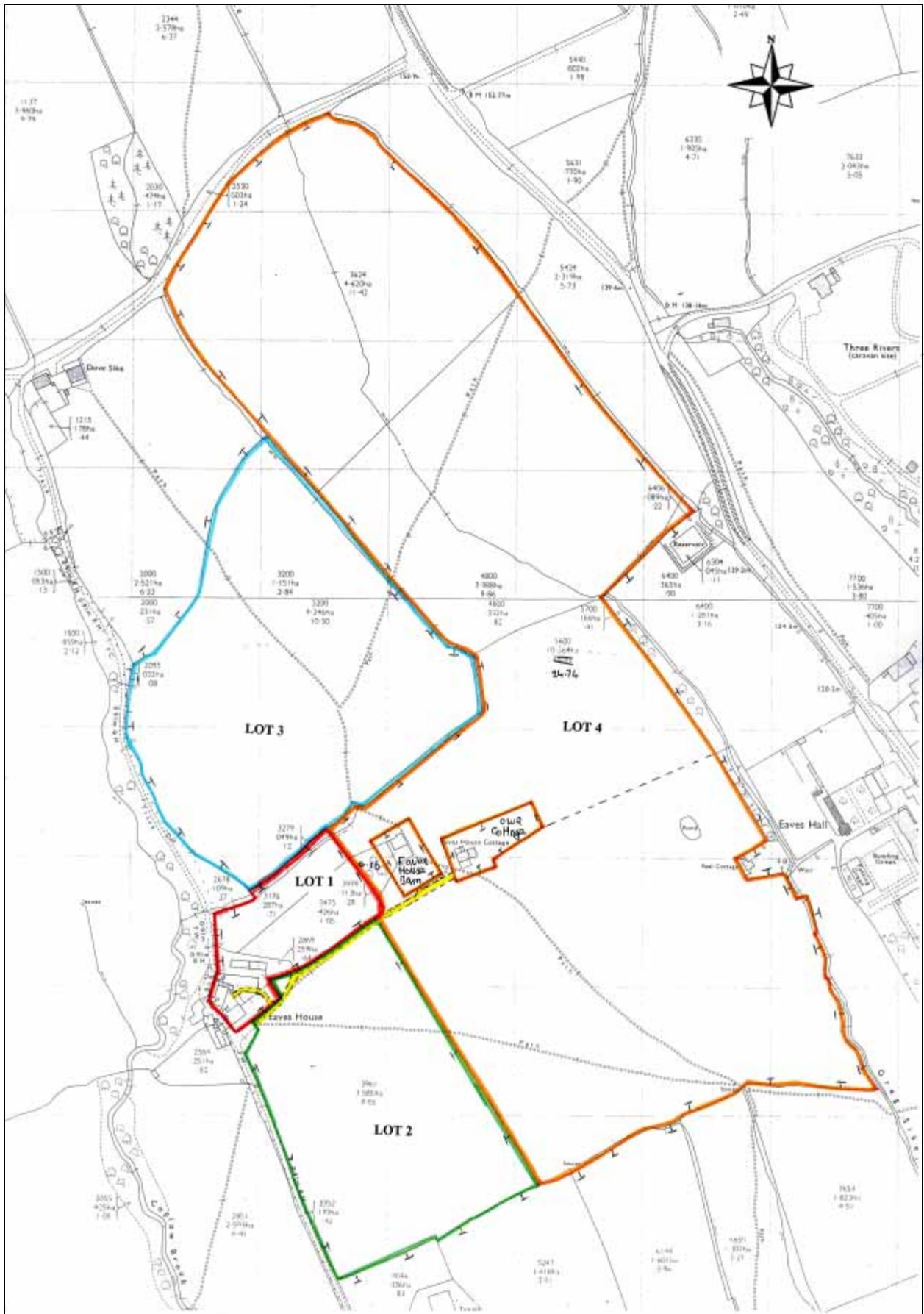
**Lot 4 – edged orange  
Meadow and Pasture – about 47.00 acres**

Pt OS 3979      0.16 orchard  
OS 3624      11.42 meadow  
OS 4800      10.68 meadow  
Pt OS 5600      24.74 meadow and pasture  
**47.00** acres or thereabouts

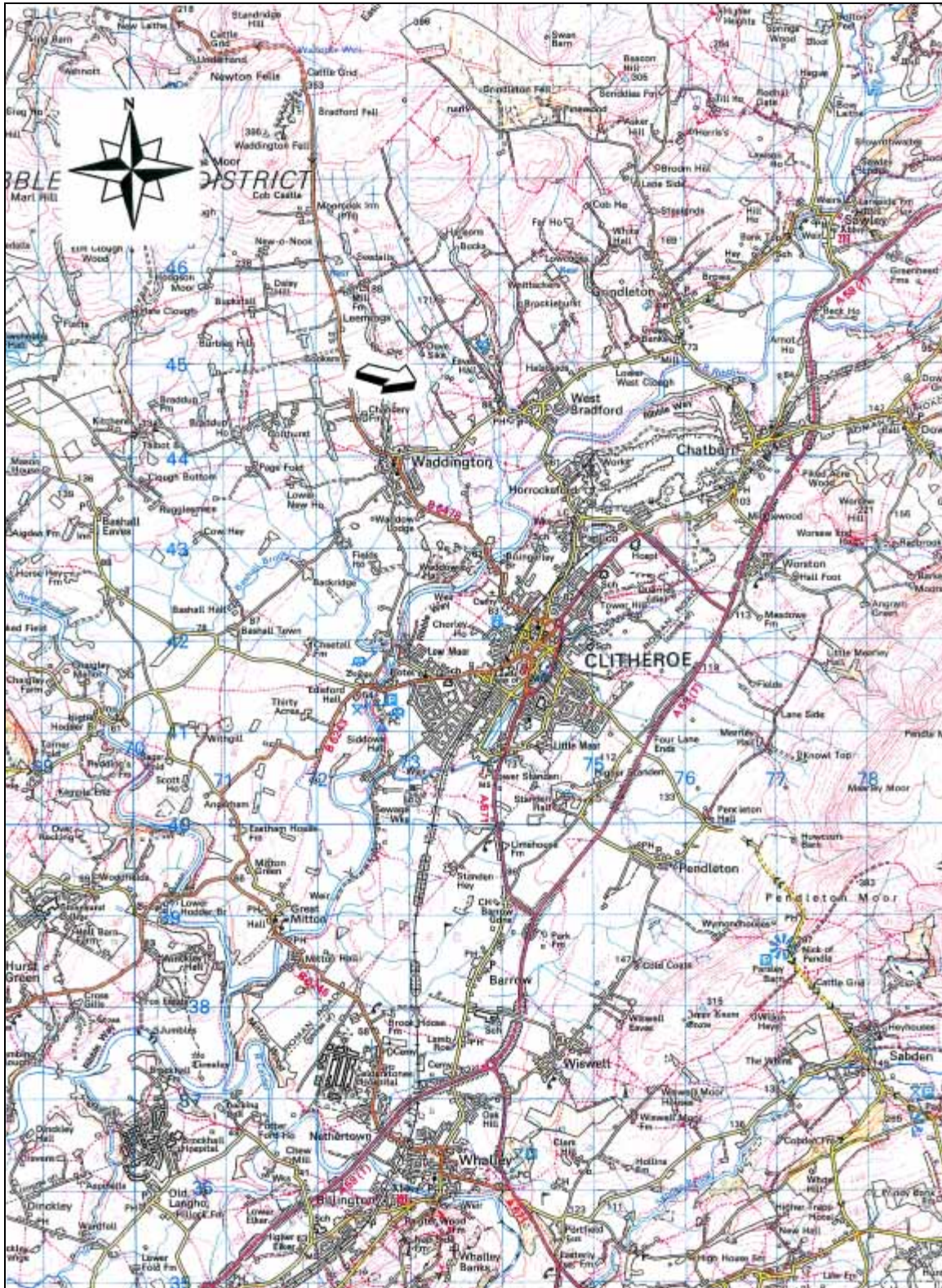
**Summary**

Lot 1: House buildings and land      2.52 acres  
Lot 2: Meadow      8.86 acres  
Lot 3: Pasture      13.34 acres  
Lot 4: Meadow and Pasture      47.00 acres  
**71.72** acres

# Boundary Plan



## Location Map



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