



A59 and M65 - 5 MILES

SKIPTON A65 - 10 MILES

Higher Close Farm

Higher Lane, Salterforth, Barnoldswick,
Lancashire BB18 5SH
About 25 Acres

A valuable residential smallholding comprising a character stonebuilt farmhouse of seventeenth century origin with adjoining barn providing an ideal opportunity to develop the property into an outstanding detached residence with front garden sloping down to a stream. This 25 acre farm commands a lovely setting with a southerly aspect and a private driveway holding extensive views of the surrounding countryside looking out to the Yorkshire Dales. The property is freehold with vacant possession.

Viewing: By appointment through the Agents.

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The Farmhouse and Adjoining Barn are constructed of stone under a slate roof. The farmhouse accommodation is as follows.

Lounge (18'4" x 18'0") Asphalt floor. Stonebuilt fireplace with polished wood mantle. Beamed ceiling. Front stone mullion window with window seat. Glazed entrance door. Rear window. Enclosed stairway with understair cupboard. Doors to Utility and Kitchen.

Kitchen/Diner (18'2" x 12'1") Concrete floor. Stonebuilt fireplace with beamed head and free standing gas fire. Beamed ceiling. Front window with beamed head. Rear window. Front entrance door. Range of work top units incorporating a stainless steel single drainer sink unit and wall cupboards.

Utility (18'2" x 9'6") Tiled floor. Beamed ceiling. Fireplace with stone surround bricked up (there is no chimney). Entrance door. Small porcelain sink with hot and cold water taps. Built in fuse box cupboard and shelving.

Sun Lounge (19'8" x 14'6") A single storey leanto on the south west gable of the farmhouse. Concrete floor. Five double glazed picture windows. Pine clad store room. Pine clad boiler room with Baxi gas fired central heating boiler. Beamed ceiling. Wired for wall lights at each end.

First Floor A single flight enclosed stairway leads from the Lounge to the first floor landing with window and storage cupboard. Entrances to three bedrooms and the bathroom as follows.

Front Bedroom 1 (15'4" x 10'0") Front stone mullion window.

Rear Bedroom 2 (13'0" x 12'4") Airing cupboard with hot water cylinder with immersion heater, cold water tank and header tank.

Rear Bedroom 3 (18'0" x 9'4") Stone mullion window to the front. Rear window. Pedestal wash basin. Loft access.

Bathroom (11'0" x 5'6") Three piece suite comprising bath with tiled wall, pedestal wash basin and low flush toilet.

Adjoining Three Bay Barn (27'6" x 27'6") Part flagged floor. Two stores, one with internal entrance door and another with external entrance door. Large double doors to the barn. Electric light and power services. Gable leanto range of two loose boxes (19'10" x 15'9"). Rear leanto shippon for eight cows (26'0" x 18'0").

Outbuildings as follows.

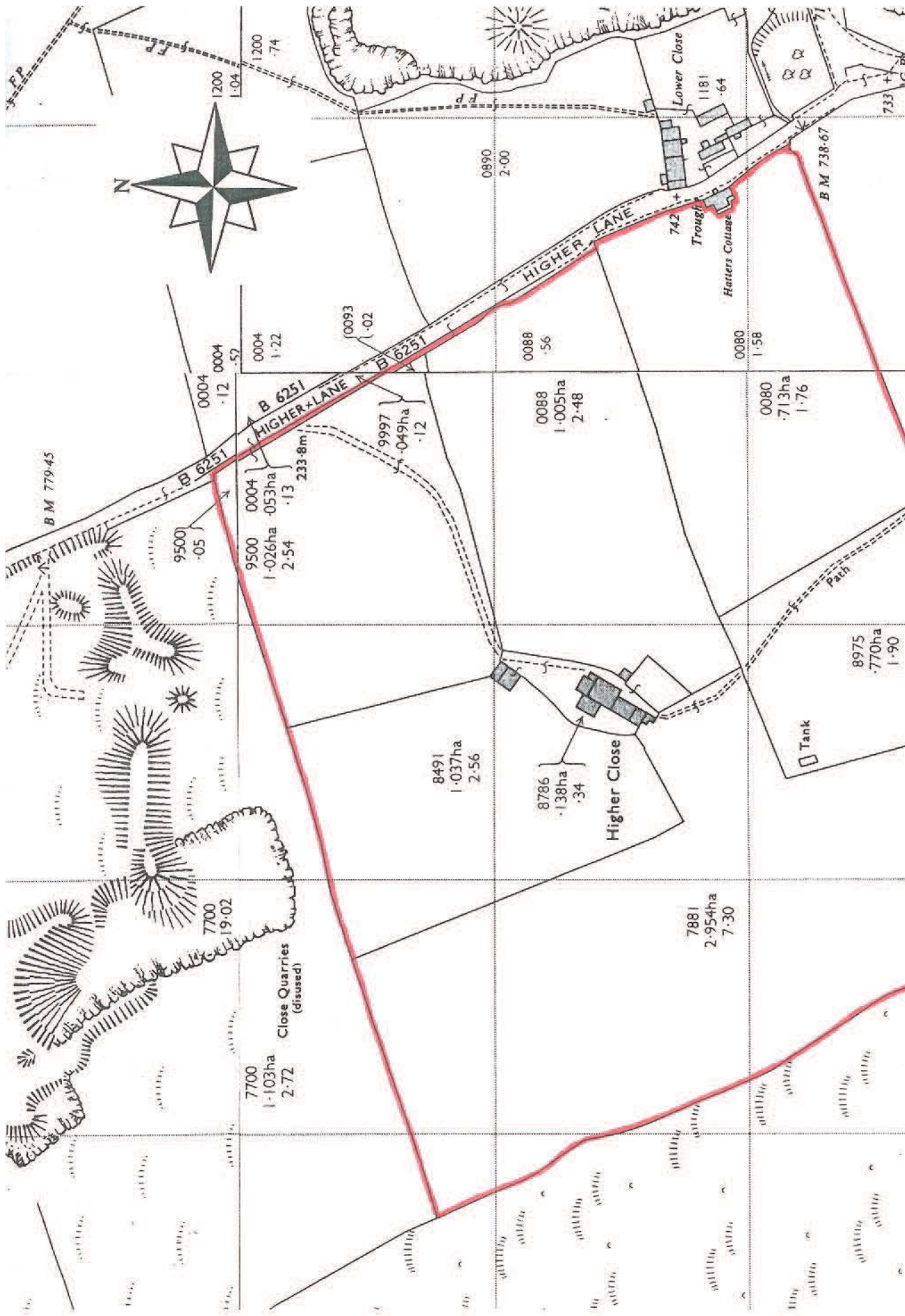
Coal Store constructed of brick walls under a corrugated asbestos roof.

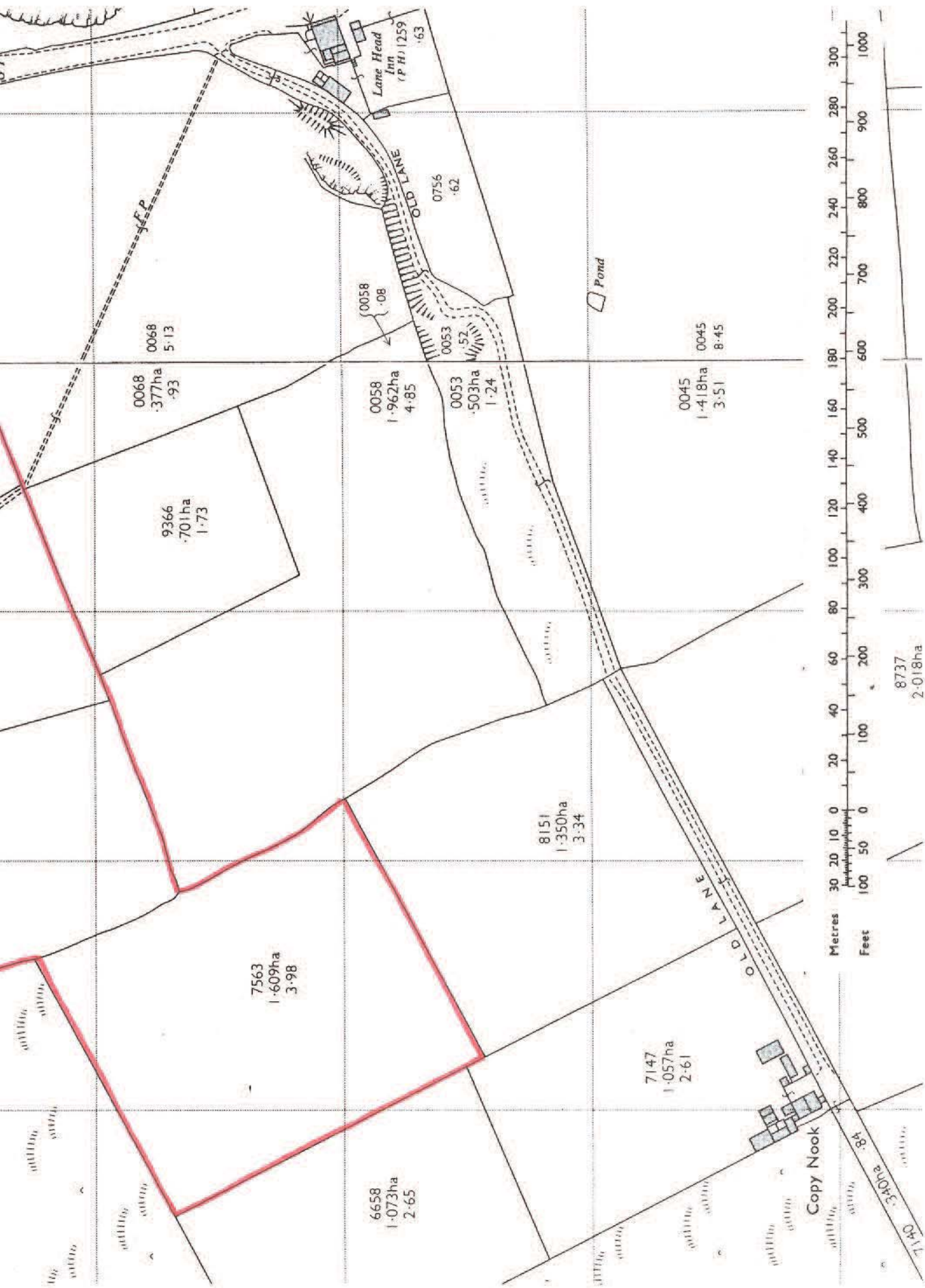
Garden Shed constructed of brick walls under a corrugated asbestos roof.

Pump House constructed of brick walls under a corrugated asbestos roof. Flush toilet.

Former Silo (23' x 13') of stone rendered sides with a two bay timber pole roof with corrugated asbestos cladding and upper side cladding.

Leanto Machinery Store (19' x 13') constructed of stone walls with a monopitch corrugated cement fibre roof.





Agricultural Determination in place dated August 2007 from Pendle District Council for a new steel portal frame building (90' x 45') located behind this machinery store with access from the field gateway to the side.

Services. Mains water, gas and electricity. Septic tank drainage. Secondary spring water supply. Gas central heating.

Council Tax. The council tax is rated as band D.

Garden. There is an enclosed area of garden to the front of the house lined with mature trees and sloping down to a stream.



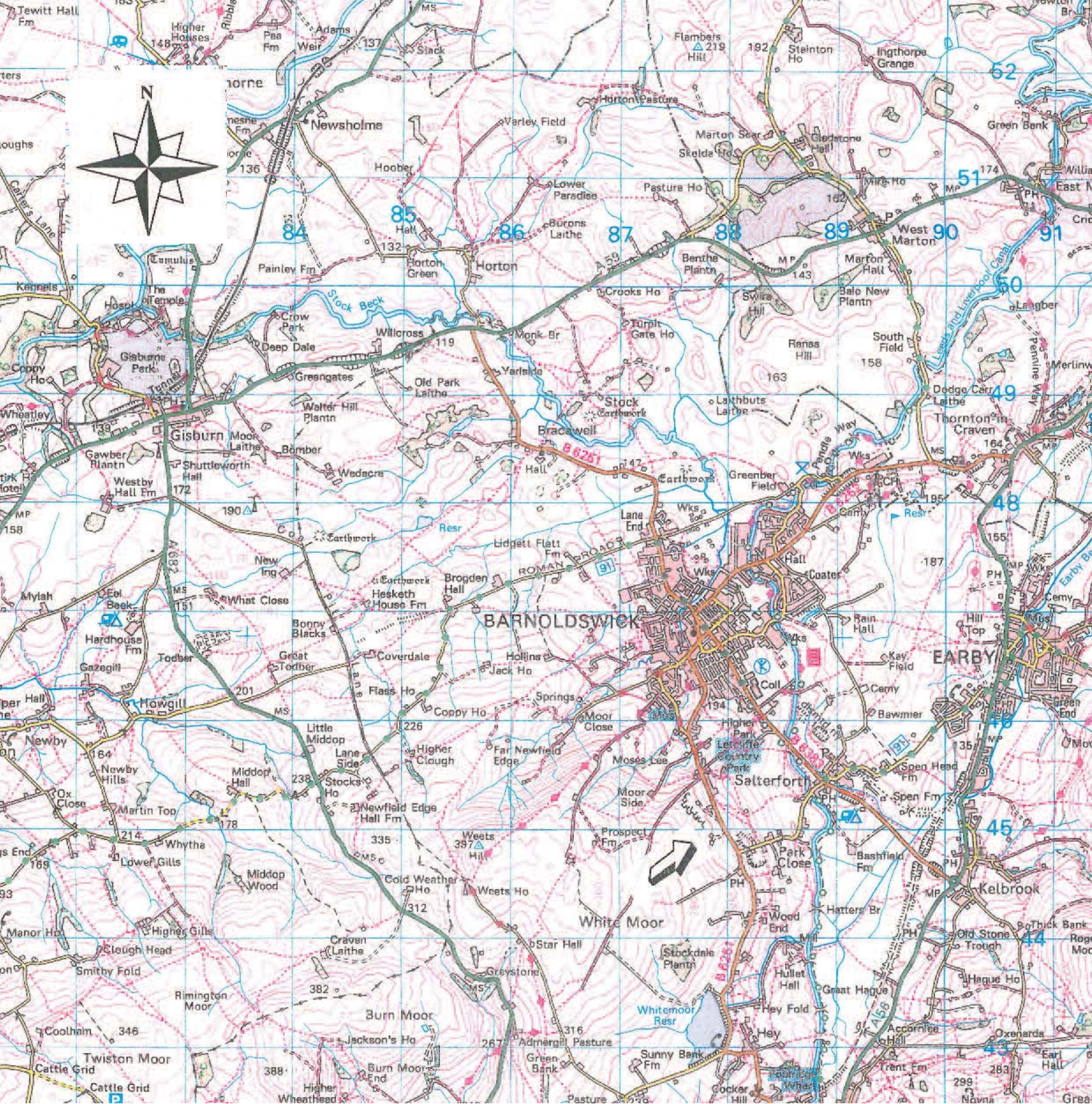
The Farmland

The Farmland is in one block with road frontage to Higher Lane and is shown on the plan with a boundary edged red.

The Schedule of field numbers and areas is as follows.

OS 9500	2.59	meadow
OS 0088/0080	6.38	meadow
OS 8975	1.90	meadow
OS 8491	2.56	meadow
OS 8786	0.34	house and buildings
OS 7881	7.30	pasture
OS 7563	3.98	pasture
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25.05 acres or thereabouts		

Entitlements The land is registered with the Rural Land Registry and a claim has been activated under the Defra Single Payment Scheme for year 2011 which will be retained by the vendor. After completion of the agreed sale the entitlements will be transferred to the new purchaser in good time to allow him to activate a claim under the Defra Single Payment Scheme for year 2012 onwards.



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