



Whins House
Sabden, Clitheroe, Lancashire





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Clitheroe 4.5 miles, Yorkshire Dales National Park 22 miles, M6 (Jct 31) 23 miles,
Preston 25 miles (London Euston from 2 hrs 10 mins), Manchester 29 miles (Manchester Airport 45 miles)
(All mileages are approximate)

A beautiful Georgian house set in
exceptional formal gardens.

Accommodation

Reception hall | Dining room | Study | Drawing room | Snug | Inner hall | WC | Kitchen/breakfast/living room

Master bedroom suite with dressing room and en suite bathroom | 5 further bedroom suites | Laundry room

Cinema room | Games room

Extensive cellars | Boiler room

2 bedroom cottage

Landscaped formal gardens and grounds

In all about 2.74 acres

Further land and detached barn with planning consent for a four bedroom house available by separate negotiation

In all about 75.70 acres



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Whins House (Lot 1)

Whins House is situated in the Forest of Bowland area, within the Ribble Valley yet is easily accessible, being close to the national motorway network and Manchester. An impressive Grade II listed Georgian house dating to 1798, it is steeped in history and is widely regarded as one of the most attractive houses in the area benefiting from a host of original features.

The main house offers easily maintainable but large family accommodation with five reception rooms and five bedrooms, all with en suite facilities. The adjoining cottage, which also has separate access, provides spacious self-contained two bedroom accommodation, ideal for family or staff. Set in well laid out formal gardens, the house offers privacy and attractive views and vistas, together with an exceptional outdoor entertainment space.

Original and character features include traditional carved stone fireplaces, panelled walls, wood floors, ceiling roses, sash windows and window shutters. The accommodation is well laid out with the principal reception rooms leading from the reception hall and comprising the drawing room, study, sitting room and dining room. There is an inner hall with snug and door through to the fantastic family kitchen / living room. A door links from the kitchen to the cottage. On the first floor, the master bedroom suite has an en suite bathroom and dressing room. There are three further bedrooms on this floor, all with en suite bathrooms as well as a separate laundry room. The second floor comprises a fifth bedroom with en suite shower room, cinema room and games room.

Steps lead down from the inner hall to the cellar, with wine cellar and boiler room.

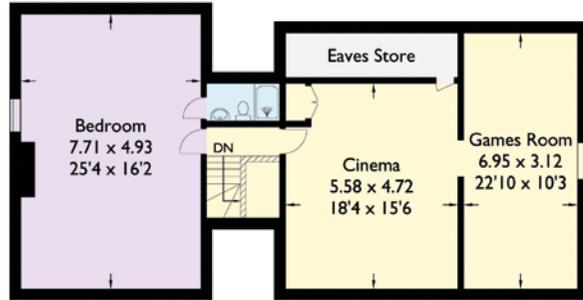
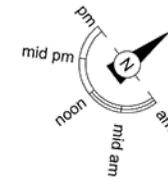




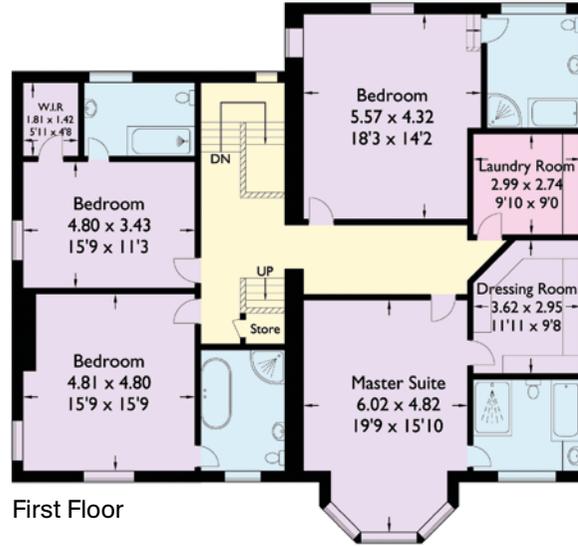
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area
Main House: 7,659.38 sq ft / 711.58 sq m

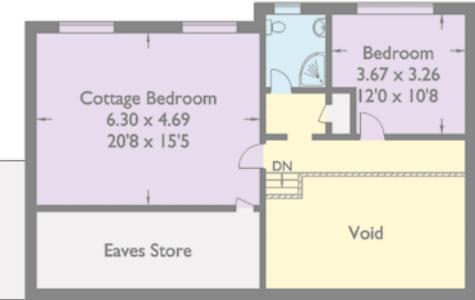
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 Attention is drawn to the Important Notice on the last page of the text of the Particulars



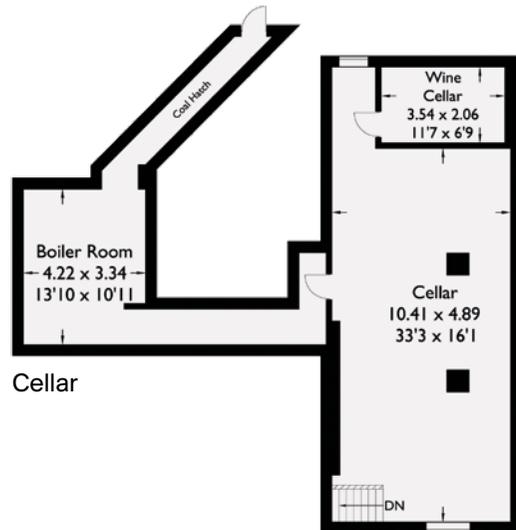
Ground Floor



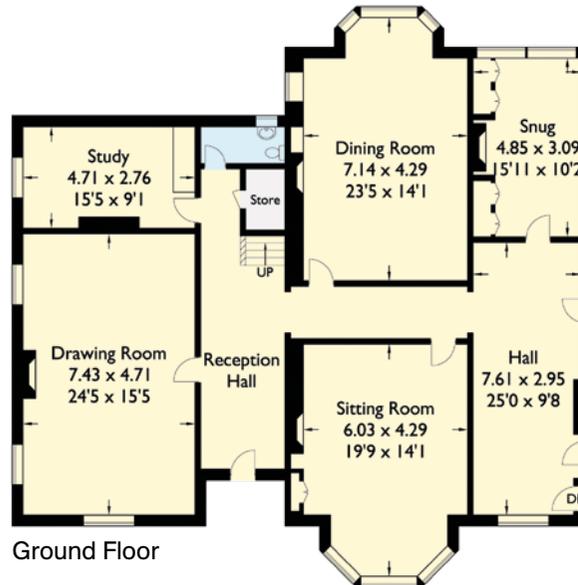
First Floor



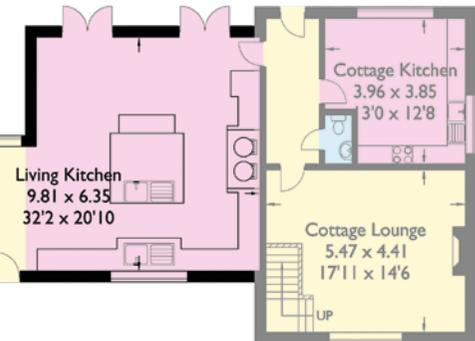
Cottage First Floor



Cellar



Ground Floor



Cottage Ground Floor



The Cottage

The Cottage

The Cottage at Whins House can be either accessed from the kitchen or separately. It comprises a sitting room, kitchen and WC on the ground floor, with two bedrooms and a bathroom on the first floor. It is ideal for staff or guests.

Gardens and grounds

Whins House is approached from Whalley Road from two separate private driveways onto The Whins. This road continues up towards the house with a separate stone wall and columned entrance leading to the front of the property. To the front of the house is a gravel driveway with parking for several vehicles. The driveway leads to the west of the property and continues to the rear where there is further parking between the principal house and formal gardens. The property is set in a private garden curtilage of around 2.74 acres. There is an attractive lawn and box hedge garden immediately to the rear of the property with a stone flagged terrace barbecue area. To the west of the main house stone steps lead to formal gardens, with raised and decorative lawns, stone circular box hedge displays and separate orchard. There are numerous deciduous and pine trees.

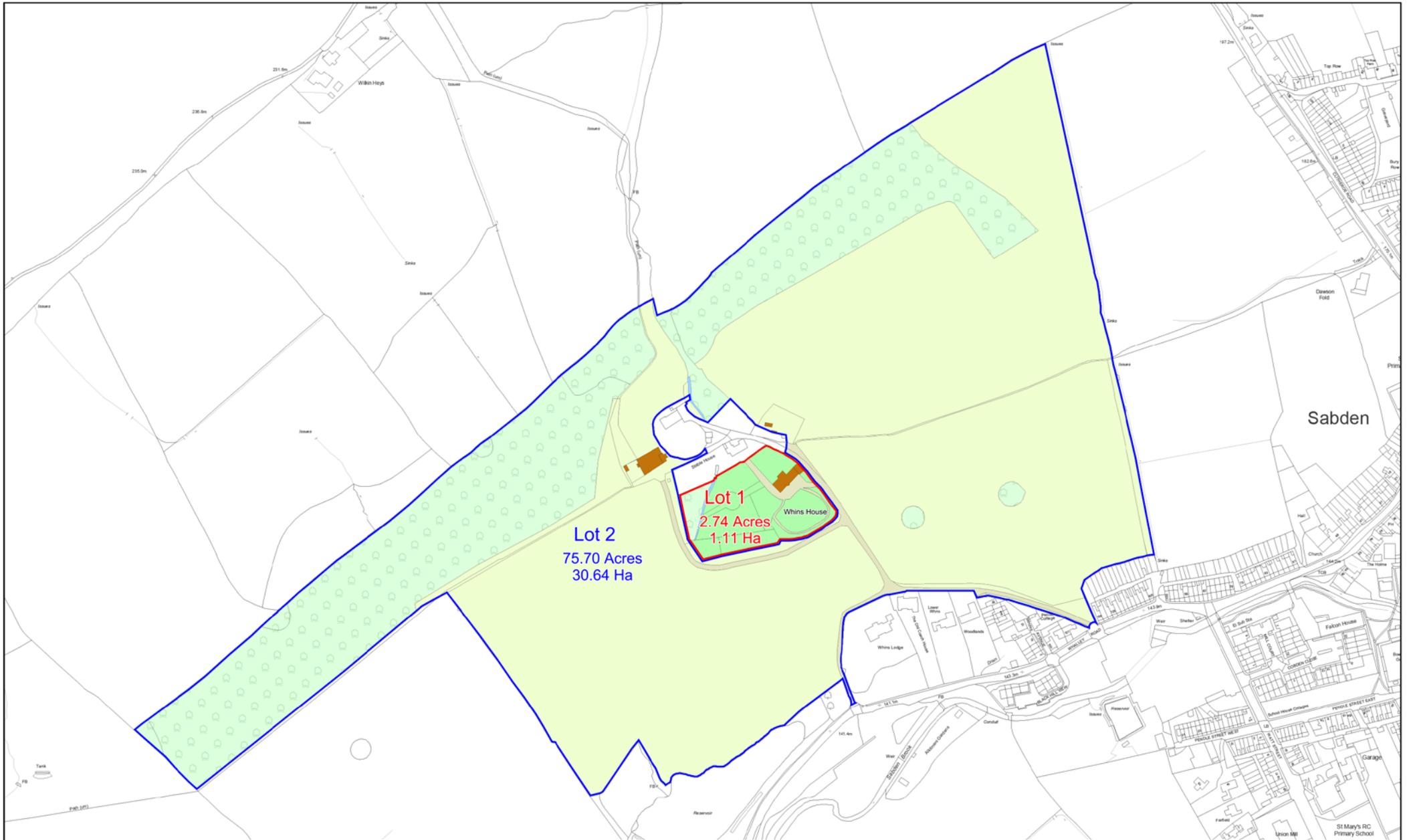
In all around 2.74 acres.

Further land and barn (Lot 2)

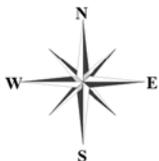
There is further land available, which extends to about 75.70 acres of agricultural land and grass parkland surrounding the house and barn with ornamental spinneys and new planting. The barn, which is quite separate from the house and approached via its own tree lined access road, extends to around 6,300 sq ft and has the benefit of planning consent for conversion to an impressive four bedroom dwelling, with far reaching views over open countryside.

A full copy of the Planning Consent Number 3/2013/0842 and plans are available for inspection.





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Title **Whins House**

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Rights of way

There are footpaths which cross the land. The neighbouring Whins Farm has a right of way over the driveway to Whins House. Further information available from the vendors' joint agents.

Tenure

Whins House (Lot 1) is offered for sale leasehold with a term of 999 years from 1st January 1945. The land and barn with planning permission (Lot 2) is offered for sale freehold.

Services

Mains electricity, mains water, drainage to septic tank, oil fired central heating (no mains gas supply - gas available on Whalley Road).

Local authority

Ribble Valley Borough Council. Tel: 01200 425111

Directions (Postcode: BB7 9HP)

Heading north along the A59 toward Whalley/Clitheroe take the second exit at the roundabout onto the A671. After the traffic lights turn left onto Portfield Road, signposted Sabden. Follow the road along the valley bottom, this road becomes Sabden Road and then Whalley Road. Take the first left after the 'Welcome to Sabden' sign onto The Whins. Continue along The Whins until you see a set of gateposts on your left, go through the gateposts and up the drive, Whins House is on your left.

Viewings

All viewings must be made strictly by appointment only through the vendors' joint agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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