



# Rose Grove

Judd Holmes Lane | Chipping | Lancashire | PR3 2TJ

MSW HEWETSONS



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Guide Price of £1,250,000

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Lancashire | PR3 2TJ

Situated on a private lane at the outskirts of Chipping village, this detached stone farmhouse, 5 bedrooms, 3 bathrooms, has a separate detached stone barn, with ancillary accommodation, two stables and storage. There is an open storage garage (Dutch barn), and separate detached double garage.

Set in mature well-tended private gardens, with a private gated driveway and extensive parking. There is a floodlit pasada surface menage, and adjacent paddock to the rear of the property, making up 1.5 acres in total. Enjoying an exceptional, private and tranquil rural setting, it is surrounded by open fields with stunning views towards the fells.

## Location

Chipping, nestled in the heart of the Ribble Valley—an Area of Outstanding Natural Beauty—offers a strong sense of community, a selection of local shops and cafés, a village hall, several local public bridleways and scenic walking routes. It combines rural charm with practical amenities, making it a highly desirable place to live. Longridge is a thriving town 4 miles distance towards Preston with a selection of supermarkets and private shops.

Chipping has a well-regarded primary school, with several highly rated secondary schools and independent schools nearby, including Stonyhurst College, Oakhill School, Westholme and others in Longridge (4 miles), Clitheroe (10 miles), and Preston (12 miles).

## Accessibility & Travel

Chipping to Manchester Airport: 66 mins (55 miles)

Chipping to Liverpool Airport: 76 mins (57 miles)

Chipping to Preston rail station: 33 mins (12.6 miles)

London/Euston Train (2 hrs 6 mins)

Edinburgh/Glasgow Train (2 hrs 30 mins)

All distances are approximate

The property offers a welcoming reception hallway, entered through the front door, features limestone flooring and leads to a cloakroom with WC, bowl wash basin, and a feature stained-glass window. The breakfast room includes a spindle-bannister staircase with under-stair storage and Karndean pale lime oak flooring. From here, a doorway opens into the bespoke Laurel Farm kitchen, fitted with a central wood-surfaced island, quartz worktops, and a 1.5-bowl ceramic sink. Appliances include a two-oven 'LPG' Aga, built-in 'Miele' electric fan oven, four-plate 'Neff' induction hob, 'Neff' microwave, and a 'Fisher & Paykel' fridge/freezer. The cupboard adjacent to the sink is plumbed for a dishwasher.

A stable-style timber side door provides access to the porch/boot room, with coat storage. Large utility room with Belfast sink, Poggenpohl cupboards, wine rack, and space for both a washing machine and tumble dryer. The adjoining boiler room contains the Worcester boiler, electric meter, and fuse display.

The bespoke solid-wood conservatory by Graham Ball enjoys garden views and opens through French doors onto the patio. Double doors from the hallway lead into the oak-floored dining room, which in turn opens into a generous sitting room, complete with exposed beams and a multi-fuel stove set within a stone surround.

The master bedroom suite features fitted wardrobes by 'Simpsons of Colne' and an en suite bathroom with twin vanity sinks, 'Villeroy & Boch' bath with overhead shower, WC, bidet, and a 'Heritage' chrome heated towel rail/radiator.

There are four further bedrooms, one currently used as a study. The house bathroom offers a bath, separate shower, WC, vanity sink, and a 'Heritage' chrome heated towel rail/radiator, and hot water tank and linen cupboard.

## Summary of Accommodation

### Main House

#### Ground Floor

Hallway, cloaks, breakfast room, kitchen, porch, utility, conservatory, dining room, sitting room.

#### First Floor

master en suite bedroom, four further bedrooms and house bathroom.

#### External

Detached double garage with up and over electric door.

Beautifully maintained private gardens walled patio with stone BBQ and seating areas. Electric gated driveway with extensive parking.

Paddock with field shelter and floodlit Pasada surface ménage to rear of property.

### Stone Barn

#### Ground Floor

Snooker Room, Store Room/extra garage, workshop, Two Stables with light and power. Rear access corridor for feeding.

#### First Floor

Living Room and three-piece shower room. Three 'Velux' skylights.

## Property Information

The main house has a digital alarm system, central heating and double glazing throughout. The boiler room off the utility room stores the Worcester boiler for central heating and hot water, electric meter and fuse display.

The stone barn has a separate central heating system with an oil fired boiler.

### Services

Mains Water, Mains Electricity, Private Sewage.

### Tenure

Freehold with vacant possession upon completion.

### Council Tax

Band G payable to Ribble Valley Borough Council.



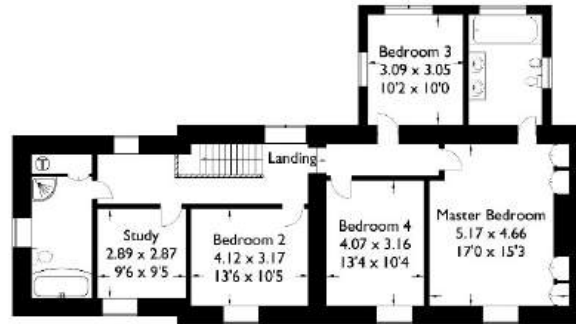
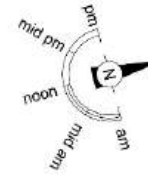
# Rose Grove

Approximate Gross Internal Area : 269.24 sq m / 2898.07 sq ft

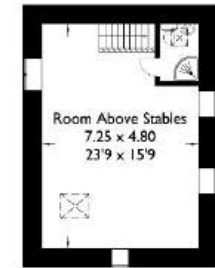
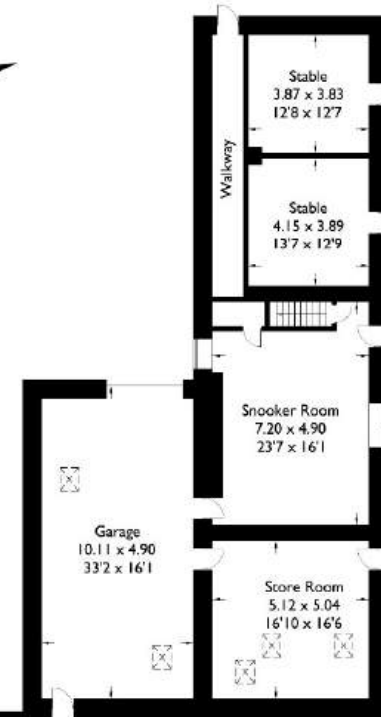
Stable : 192.59 sq m / 2073.02 sq ft

Garage : 86.37 sq m / 929.67 sq ft

Total : 548.20 sq m / 5900.77 sq ft



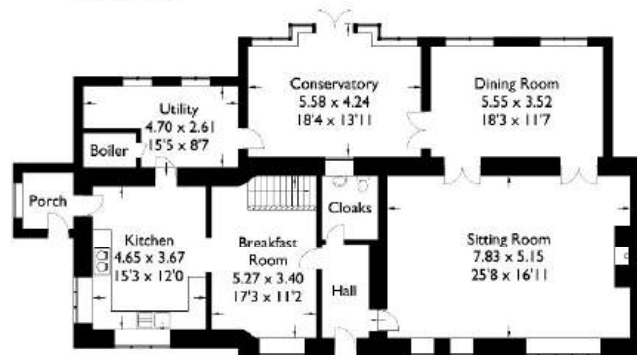
First Floor



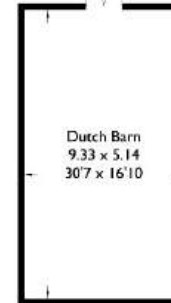
Stable First Floor



Garage



Ground Floor



Stable Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.

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