



## COB MANOR

Grindleton, Lancashire





LOCATED IN AN EXCEPTIONAL ELEVATED PRIVATE  
RURAL POSITION WITH TRULY MAGNIFICENT  
UNINTERRUPTED LONG-DISTANCE VIEWS ACROSS  
THE RIBBLE VALLEY TO PENDLE HILL

Summary of accommodation

Porch | Hallway | Library | Drawing room | Kitchen | Open plan Kitchen, Dining, Living Room, Study | Hall | Wine room | Laundry | Gym | Steam room | Games room | Cinema | Golf simulator | Plant room | Boot room | Dog run | Garage

Principal suite including dressing room/safe room and en suite bathroom | Five en suite bedrooms  
Guest suite comprising of bedroom, kitchen, living room bath and cloakroom

Cottage

Ground floor bedroom & bathroom, with first floor kitchen/living room & conservatory ideal for Live in Staff

Gardens and Grounds

Extensive beautifully manicured mature gardens | Ornamental water features | Stone patios and seating areas  
walled garden | Double gated private driveway with electric gates | Ample guest parking

Outbuildings

Garden Equipment Warehouse | Gardeners Office | Generator / Storage

In all about 7 acres





Situated within private grounds of approximately 7 acres with beautifully designed and maintained mature gardens, including ornamental water features, extensive landscaping with feature stone patio and entertaining areas. Leading into the property are highly tended adjacent paddocks with wildlife pond and specimen trees. Additionally, a detached cottage provides versatile accommodation—ideal for guests, extended family, or dependent relatives.

Located just a short drive from the centre of Grindleton, the property is accessed via a private driveway and an impressive double-gated entrance with electric gates. The drive leads to circular guest parking, from which substantial stone steps and a tree-lined path guide you to the front entrance.





The original character property has been significantly and sympathetically extended and restored to retain the style and character of the historic structure thus creating a wonderful presentation with high-quality dressed stonework and architectural features throughout.

Although the house has a period feel and style, a great deal of thought has been taken to incorporate many modern technological amenities such as control 4 home automation for lighting, TV and music throughout the house, along with Audio and visual at the front and rear gates. Internally, the property boasts an unparalleled style and quality, blending period features with natural light, open-plan reception and family rooms, all complemented by high quality fittings, sumptuous décor, and architectural details throughout.







Cob Manor is a rare opportunity to live in a private yet expansive period home of exceptional design, distinguished style, and sumptuous décor — all while remaining comfortable and practical.







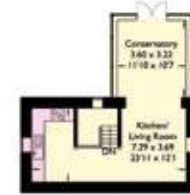




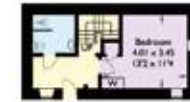
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



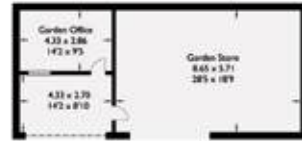
Ground Floor



Cottage First Floor



Cottage Ground Floor



Outbuilding



First Floor



Approximate Gross Internal Area = 1,105.49 sq m / 11,899.40 sq ft  
Garage: 60.02 sq m / 646.04 sq ft  
Cottage: 60.45 sq m / 650.67 sq ft  
Generator/Storage: 57.01 sq m / 613.65 sq ft  
Outbuilding: 82.71 sq m / 890.28 sq ft  
Total: 1,365.68 sq m / 14,700.06 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.













Grindleton is a highly sought-after residential village, offering a range of local amenities and a thriving community. Highlights include a renowned gastropub, a community hall, equestrian facilities, extensive walking trails, highly regarded local schools, and a historic church.

## PROPERTY INFORMATION

### Services

- Mains electricity
- Mains water
- Private sewerage system
- Backup generator with automatic switch over

### Features

- Ground source heat pumps provide underfloor heating and hot water
- 21 kilowatts of solar panels
- Control 4 Home Automation operating lighting throughout, TV and Music
- Monitored alarm and CCTV
- B4rn broadband

### Council Tax

- Band G payable to Ribble Valley Borough Council





We would be delighted  
to tell you more.

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