



# Cob Manor

Whitehall Lane | Grindleton | Clitheroe | Lancashire | **BB7 4RL**

**MSW HEWETSONS**









# Cob Manor

Guide Price of £4,250,000

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Located in an exceptional elevated private rural position with truly magnificent uninterrupted long-distance views across the Ribble Valley to Pendle Hill. 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.

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.

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.





# Summary of Accommodation

## Principal House

### Ground Floor

Porch, hallway, drawing room, kitchen, dining area, hall, wine room, laundry, gym, games room, cinema, golf simulator, plant room, boot room, dog run, garage.

### First Floor

Principal suite including dressing room and en-suite bathroom, five en-suite bedrooms, guest suite comprising of bedroom, kitchen, living room, bath and cloak room.

## Cottage

### Ground Floor

Bedroom, Bathroom.

### First Floor

Kitchen Living Room, Conservatory.

## External

### Gardens and Grounds

Extensive beautifully manicured mature gardens, ornamental water features, stone patios and seating areas. Double gated private driveway with electric gates. Ample guest parking.

### Outbuildings

Garden office, store.

Generator, storage room.





# Cob Manor

Approximate Gross Internal Area : 1105.49 sq m / 11899.40 sq ft

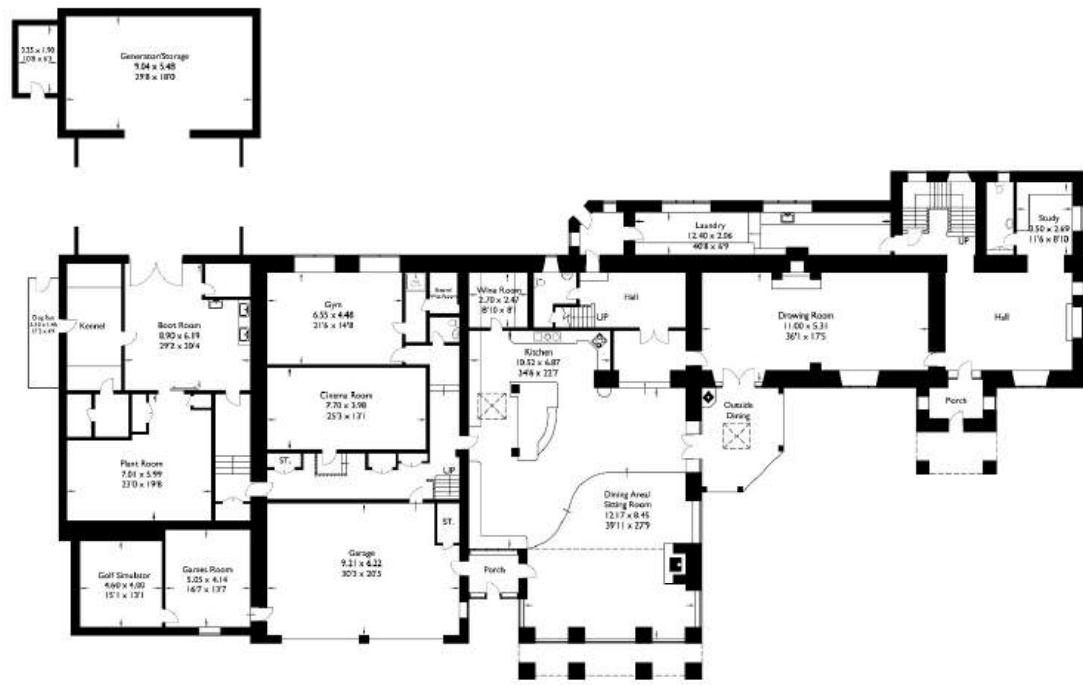
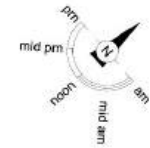
Garage : 60.02 sq m / 646.04 sq ft

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 : 1365.68 sq m / 14700.06 sq ft



Ground Floor

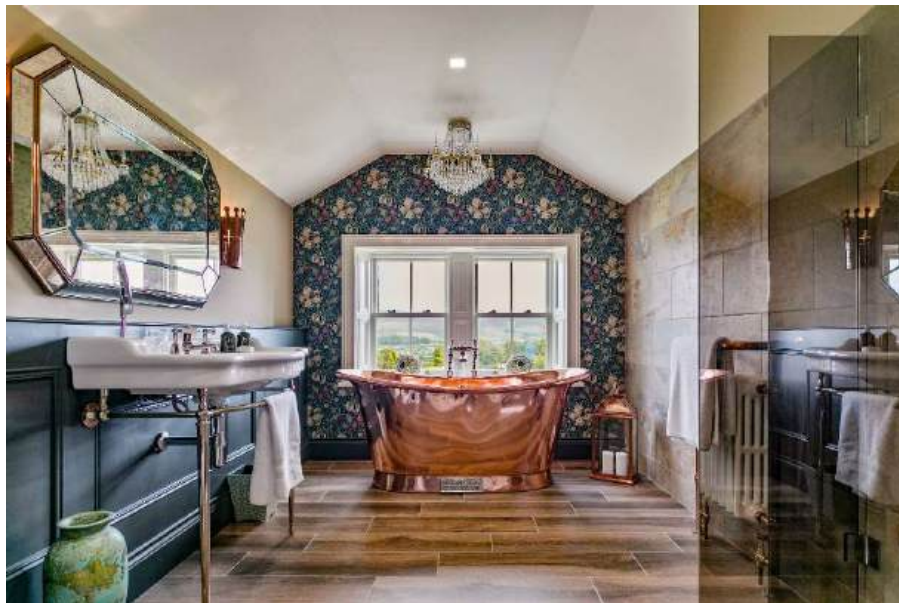


First Floor

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.











## Property information

### Services

- Mains electricity
- Mains water
- Private sewerage system

### 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

### Viewings

- Strictly by prior appointment with agent.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact

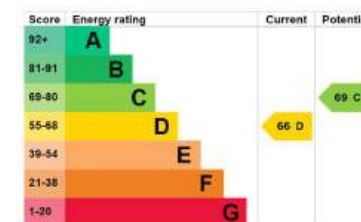
## Distances

Clitheroe 5 miles, Preston 30 miles, Manchester 36 miles, Lake District 45 Miles, Liverpool 64 miles, Leeds 67 miles.

(Distances are approximate)

Airports to Manchester and Leeds approximately 1 hour.

Access to the railway from Clitheroe and Preston with regular two-hour service to London Euston and Edinburgh.











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01200 42 41 42  
[www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)