



## HOLME HALL MANOR, CLIVIGER, BB10 4SU



**IMPRESSIVE APARTMENT WITHIN LOCAL LANDMARK / ENVELOPED WITHIN CLIVIGER VALLEY / EASILY MAINTAINED TWO-BED APARTMENT / OPEN FIRST FLOOR OUTLOOK TO FRONT** / An opportunity to own a piece of this fabulous local landmark transformed into ten luxurious apartments. The Cliviger is a first floor two-bedroom apartment and offers easily maintained accommodation to suit those aspiring to modern day living.



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An opportunity to acquire a piece of this most fabulous landmark which is deeply rooted into the historic Cliviger landscape. The now Grade II listed Holme Hall was originally constructed in the 15<sup>th</sup> century, rebuilt in the 17<sup>th</sup> and extended by the Whitaker family most recently in 1854. Historically the land surrounding the hall once belonged to the Tattersall family, supporting a chapel which lent its name to the neighbouring village of Holme Chapel. The building now stands proudly within the surrounding valley, commanding an open outlook to the front and enveloped within woodland to the rear. This imposing structure, constructed of coursed square sandstone with recessed mullioned windows sympathetically retains the four-by-four square panes which adds to the aesthetic kerb appeal. Today the property is ideally placed for nearby schools, rural eateries including the Ram Inn and within easy reach of the surrounding area including Burnley, approximately ten-minutes by car, and the commute to Manchester.

The once derelict property has been transformed in recent years by the developer Berkshire Homes Ltd to create ten luxurious apartments of varying size and style which are likely to appeal to professional persons, couples and those seeking to downsize. 'The Cliviger' is located in the main hall, accessed through the communal lobby with stone stairs ascending to the first floor. This attractive apartment offers generously proportioned accommodation, still retaining an inherent character, which has to be viewed to be appreciated. The property affords the usual modern day comforts one would expect as part of the renovation with zoned electric underfloor heating, sealed unit double glazing and modern kitchen and bathroom fittings. Externally there is allocated parking and communal gardens.

**BRIEFLY COMPRISING:- COMMUNAL ENTRANCE LOBBY WITH STONE STAIRS TO THE FIRST FLOOR LEVEL. RECEPTION HALLWAY, LIVING ROOM WITH KITCHEN AREA, TWO DOUBLE-SIZED BEDROOMS EACH WITH ENSUITE.**

## The Accommodation Afforded is as follows:-

### Entrance Hallway

**3'06" x 14'01"** Inbuilt storage / airing cupboard. Oak-panelled doors leading from hallway and opening into:-

### Living Room

**15'01" x 16'01"** Coved ceiling with inset spot lighting. Kitchen area with 1 ½ bowl stainless steel sink unit and drainer with cupboards under, matching range of modern wall, base and tall units incorporating stainless steel oven / grill and four ring ceramic hob with extractor canopy over, co-ordinating worktops and upstands, integrated fridge freezer, washing machine and dishwasher, tiled floor area to kitchen. Square pane sealed unit double glazed windows set into stone mullions and affording a stunning outlook to the front elevation.



### Master Bedroom

**15'02" x 15'03"** Impressive stone built chimney breast with tiled recess, stone hearth and exposed timber lintel, inset spot lighting to ceiling. Square pane sealed unit double glazed window set into stone mullions and also affording an outlook to the front elevation. Access to:-







### Ensuite

**10'02" x 3'03"** Three piece modern white suite incorporating low-level WC, wash basin set into cantilever vanity style unit and step in glazed shower cubicle with chrome mixer rain shower fittings, tiled area with illuminated toiletry niches and sliding glazed door, inset spot lighting to ceiling, fully tiled walls and floor, chrome heated towel rail, extractor.



### Bedroom Two

**11'01" x 10'10"** Inset spot lighting to ceiling with loft access point. Square pane sealed unit double glazed windows set into stone mullions to the front elevation. Access to:-

### Ensuite

**7'11" x 2'08"** Three piece suite incorporating low-level WC, wash basin set into vanity-style unit and step glazed shower cubicle with chrome mixer shower fittings, tiled area and glazed door over, fully tiled walls and floor, inset spot lighting to ceiling with extractor, chrome heated towel rail.



### Outside

Impressive communal gardens with both allocated and visitor car parking.

**Tenure : Leasehold [999 Years from January 2015]**

**Energy Performance Certificate Rating : D**

**Council Tax Band : tbc**

**Approximate Square Footage : 682 SqFt / 63.3 SqM**

### Services :

Mains supplies of gas, water and electricity.

### Viewing :

By appointment with our Burnley office.



FIRST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TWO BEDROOM FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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