

Thistleber Farm, Rimington, Clitheroe, Lancashire





A stunning detached character property set in a quiet rural setting with **far-reaching views over open countryside**, with a separate detached cottage set in around 8 acres.

Summary of accommodation

Principal House

Ground Floor: Porch | Reception hall | Inner hall | Cloaks | Breakfast kitchen | Snug | Pantry | Utility room | Dining room | Drawing room | Sitting room | Snooker room | Cloakroom/WC | Games room | Gym

First Floor: Six bedrooms | Four bathrooms | Games/hobby room

Detached Cottage

Ground Floor: Reception hall | Cloaks | Breakfast kitchen | Living room | Bedroom two | Bathroom

First Floor: Principal bedroom | House bathroom | Box/store room

In all about 8 acres

Distances

Clitheroe 6.5 miles, Blackburn 20 miles, Manchester 40 miles

(All distances and times are approximate)



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The property

The principal house has been sympathetically, extensively extended, and remodelled with high-quality fittings. The detached cottage, which has been recently constructed would be ideal for multi-occupancy living or staff.

An open porch gives access to the reception hall, with a timber entrance door, stone-flagged floor, oak window, and window seat. The inner hall, with a dressed arched stone wall, leads to a cloakroom/WC with an oak-panelled and pegged door. Accessed from the hall, a walk-in open pantry is complete with built-in steel shelving, 'Miele' microwave, electric oven, beer and wine chilled cabinet, and superb oak pinned door with a carved lattice feature.

The breakfast kitchen is complete with a handcrafted bespoke sycamore beech kitchen with 'Belfast' porcelain sink, free-standing breakfast area, Five oven black electric AGA with feature dressed stone wall, exposed pinned timber roof trusses and beams, French doors and spotlighting. The dining room features a dressed stone fireplace with an open dog grate hearth, Travertine tiled floor, French doors leading to external patios, an oak panelled front entrance door, recessed spotlighting and a superb oak return staircase leading to the first floor.





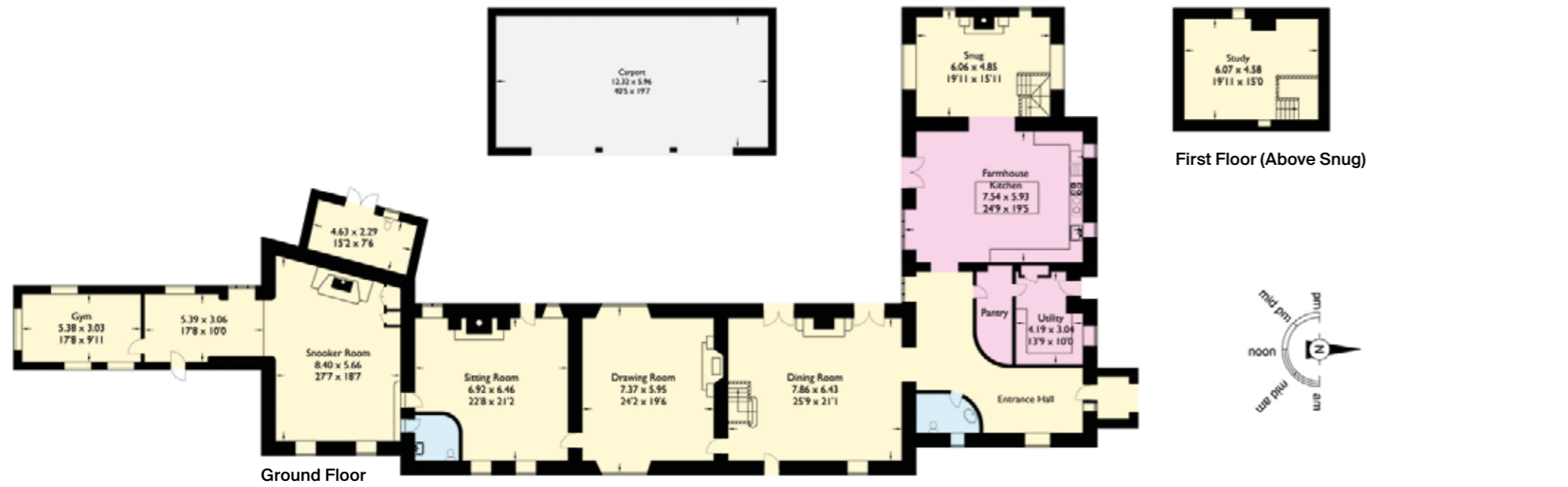
Completing the ground floor is a drawing room with a dressed stone fireplace with a beamed ceiling; a characterful sitting room with feature stone fireplace, glass-fronted cast iron log burning stove and electric underfloor heating; snooker room with feature dressed stone fireplace with cast iron multi-fuel stove and underfloor heating; snug room with a cast iron log burning stove, cloakroom/WC; games room; utility room, and gym.



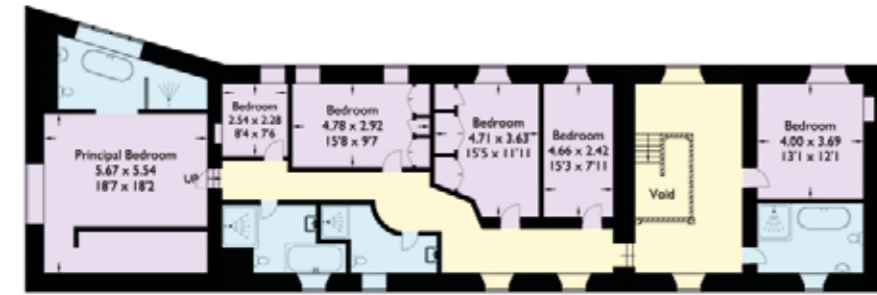
Approximate Gross Internal Floor Area
 596.84 sq m / 6424.33 sq ft
 Carport: 73.42 sq m / 790.28 sq ft
 Annexe : 141.28 sq m / 1520.72 sq ft
 Total: 811.54 sq m / 8735.34 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

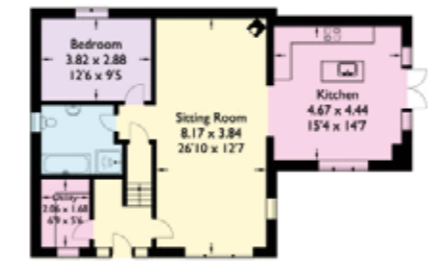
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



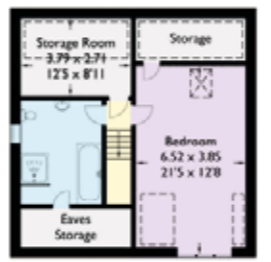
Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor

On the first floor is an open landing with oak lead glazed windows, return minstrels oak balustrade, and a feature beamed ceiling. The principal bedroom features a high-stand traditional cast radiator, high ceiling, feature lighting and an en suite bathroom containing a four-piece suite including a 'Victoria and Albert' boat bath. There are five further bedrooms and three house bathrooms.





Detached Cottage

The detached cottage sits within the grounds and enjoys lovely views across the gardens. The reception hall has a modern entrance door with side-glazed panels. The utility room has a range of units and a 'Worcester' floor-mounted oil boiler. There is underfloor heating to the ground floor and radiators to the first floor. The living room is a superb open-plan area with a large, glazed window, a corner wood-burning stove and French doors. The kitchen/breakfast room has an excellent range of units with marble worksurfaces and 'Belfast' sink, Miele hob, built-in electric oven, fridge/freezer, ceramic tiled floor and feature lighting. Bedroom two has ceramic tiled flooring. The ground floor bathroom is fitted with a modern suite.

To the first floor is the principal bedroom with a 'Velux' roof light, under eaves storage. The main bathroom has a modern suite with a panelled bath, shower cubicle, hand basin and w.c. 'Velux' roof light and heated towel rail. There is also a useful boxroom.



Externally

The house is approached along a private drive off the main public highway via double timber electric gates. A secondary drive leads to a wrought iron gate and stunning, fully established mature gardens with ornamental lawns and woodland. To the rear South elevation, the property has a beautiful enclosed garden with stone-flagged patio areas, open lawns, a red brick vegetable garden with a feature pond, a UPVC Greenhouse, a potting shed, a detached garden store and vegetable plot. The property is set in approximately two acres of garden and woodland, with two further paddocks to the rear and side extending to approximately six acres.

Services

Oil-fired central heating and domestic hot water, mains electricity, mains water, private sewage system.





Property information

Tenure: Freehold

Local Authority: Lancashire County Council

Council Tax: Band H

EPC Rating: E

Guide Price: £3,250,000



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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Particulars dated September 2023. Photographs and videos dated xxxxxxxxxxxx 20xx.

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