



A distinguished, stone-built, Grade II listed Georgian residence dating back to 1772, Marl Hill House is set within approximately 3.7 acres of beautifully maintained grounds in a peaceful rural setting near Clitheroe, in the picturesque village of Cow Ark. This handsome period home combines historic elegance with modern convenience, offering a rare opportunity to acquire a piece of local heritage complete with approved development plans for a substantial single-storey extension and the conversion of an existing garage. The approved plans allow for a stylish kitchen extension and a staircase connecting to a lower-ground-level garage—presenting scope for additional living accommodation, an indoor swimming pool and spa, or ancillary space.

This elegant family home is arranged over three floors and retains a wealth of period charm. Notable features include sash windows, original fireplaces, exposed beams, mullioned windows, and traditional window bench seating. The current layout comprises spacious reception rooms, six bedrooms, and a traditional breakfast kitchen, ideally suited to family living, entertaining, or multi-generational occupancy.

Upon entering via the front-facing living room, one is welcomed into a warm and inviting space that sets the tone for the rest of the home. This charming room features pleasant views over the expansive front garden, a substantial stone fireplace with a multi-fuel burning stove, and traditional window seating. The living room flows seamlessly into the adjoining snug—a cosy retreat for quiet evenings—complete with its own feature fireplace and stove.

A central inner hallway gracefully links the ground floor accommodation and houses the staircase to the upper floors, along with a generous storage cupboard. To the rear, the formal dining room offers an elegant setting for entertaining, enjoying delightful views across the gardens and adjacent woodland. Opposite, the well-appointed kitchen features shaker-style base and wall units, a two-hob Aga with three oven drawers, ceramic inset sink and drainer, tiled floor and splashbacks, oak worktops, and space for a small breakfast table, under-counter fridge, and dishwasher. A vaulted rear porch with stone bench seating and external access completes the ground floor.

Ascending to the first floor, the principal bedroom impresses with its generous proportions, while bedrooms two and three are both well-sized doubles flooded with natural light. A beautifully finished four-piece family bathroom serves this level, featuring a panelled bath, half-tiled walls, pedestal wash basin, single flush WC, storage cupboard, and a double mains mixer shower.

The second floor provides further versatility, with a split-level landing giving access to two additional double bedrooms, one of which extends over 24 feet—ideal as a luxurious guest suite, studio, or private retreat. A stylish three-piece shower room and a dedicated store room—perfect for use as a home office or gym—complete the upper floor with practical finesse.

Externally, the property boasts spectacular countryside views, expansive lawned gardens to the front, side, and rear, mature woodland, a large wildlife pond with jetty, and a collection of substantial and versatile outbuildings. These include a large detached garage, a lower-level garage, and an expansive workshop, together offering over 1,100 sq. ft. of additional space. Ideal for equestrian use, collectors, tradespeople, or those requiring a home workshop, they complement the 2,067 sq. ft. of refined internal accommodation. The grounds must be explored in person to truly appreciate the beauty and potential of this exceptional setting—photographs alone cannot capture its full appeal.

Marl Hill House is nestled in the idyllic village of Cow Ark, enjoying serene rural vistas. The nearby village of Slaidburn features a historic church, village hall, and public house, and lies within the Forest of Bowland Area of Outstanding Natural Beauty. The popular village of Waddington is located less than five miles away, offering a village store, café, and well-regarded eateries. The market town of Clitheroe, just seven miles from the property, provides a comprehensive range of amenities including supermarkets, medical practices, boutique shops, and a variety of dining options. It is also home to esteemed educational institutions such as Clitheroe Royal Grammar School and Bowland High School.

Services

Drainage to a septic tank, oil fired central heating, mains electricity, spring water

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

E (44).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.

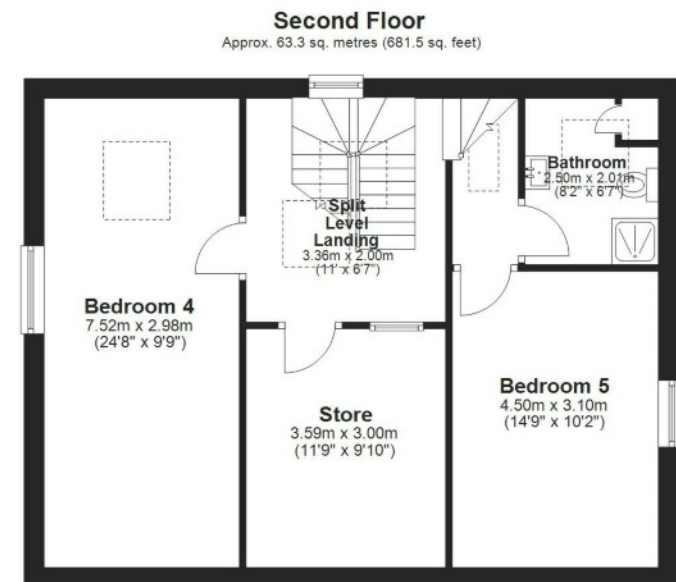
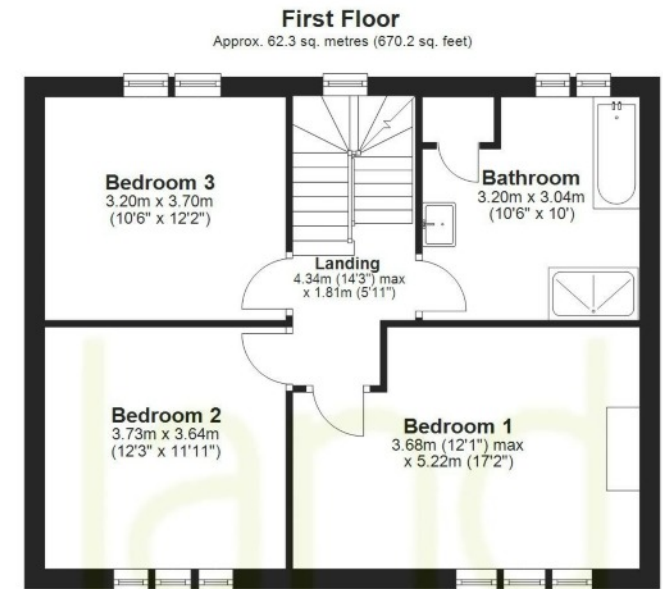






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Main area: Approx. 192.0 sq. metres (2067.1 sq. feet)
Plus garages, approx. 103.4 sq. metres (1112.9 sq. feet)



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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

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