





Occupying a peaceful and secluded setting with stunning views of Pendle Hill and the River Ribble, Shireburn Lodge Kennels offers a rare and exciting opportunity to acquire a three-bedroom detached home set within extensive grounds.

The property includes a range of substantial outbuildings, providing exceptional scope for redevelopment or business use. Currently, some of these outbuildings are operated as licensed kennels, with permission in place for up to eight dogs - ideal for those seeking a lifestyle business or potential conversion opportunities.

Situated just outside the picturesque village of Waddington, this unique property combines countryside seclusion with convenient access to Clitheroe and surrounding Ribble Valley towns. The home is bordered by the lovely, well-maintained grounds of Shireburn Mobile Home Park, further enhancing its sense of privacy and open space. Set within a generous plot, the property enjoys multiple garden and seating areas interspersed between four sizeable outbuildings, currently utilised as kennels, all of which hold excellent potential for conversion or repurposing.

Internally, the accommodation briefly comprises a spacious entrance porch leading into a charming living room, featuring an open fireplace and wraparound windows that frame the stunning rural outlook. The large kitchen/diner is well-appointed with base and eye-level units, granite worktops, a Belfast sink, and ample space for dining furniture. To the rear, a lean-to conservatory with a WC provides access to the gardens and outbuildings.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a stylish, recently updated three-piece family bathroom. While the property requires modernisation throughout, the layout and surrounding space offer immense potential for redevelopment and extension, subject to the necessary planning consents.

Externally, the grounds are thoughtfully arranged with mature gardens, quiet seating spots, and uninterrupted views over open countryside including the River Ribble, Pendle Hill and Clitheroe Castle. The existing outbuildings are of substantial size and present ideal opportunities for conversion into ancillary accommodation, office space, workshops, or leisure facilities.

This is a truly rare opportunity to create a dream family home in one of the Ribble Valley's most sought-after rural settings. Shireburn Lodge combines privacy, space, and natural beauty with excellent accessibility—only minutes from Clitheroe's amenities, highly regarded schools, and transport links to the wider region.

Waddington is a charming and highly sought-after village in the heart of the Ribble Valley, renowned for its picturesque stone cottages, traditional pubs, and tranquil countryside setting. Voted one of the best villages in Britain, it offers a peaceful rural lifestyle while remaining close to local amenities.

Just a short drive away, Clitheroe is a vibrant market town rich in history and character, boasting a historic castle, independent shops, excellent schools, and a thriving food and drink scene. With strong transport links and access to the Forest of Bowland Area of Outstanding Natural Beauty, it's a perfect base for both families and professionals alike.

## Services

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

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band E.

## 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 Money 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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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).









### Ground Floor

Main area: approx. 104.2 sq. metres (1121.7 sq. feet)  
Plus outbuildings: approx. 78.8 sq. metres (848.1 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



**Main area: Approx. 146.6 sq. metres (1577.7 sq. feet)**

Plus outbuildings, approx. 78.8 sq. metres (848.1 sq. feet)













JOEIRIA

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property & land