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property & land

An exceptional and beautifully maintained stone-built detached residence, Roefield Cottage occupies a substantial plot of approximately 0.75 acres on the outskirts of Clitheroe town, within the highly sought-after Ribble Valley. Formerly a traditional farmhouse and adjoining barn, now seamlessly combined into one remarkable home of character and distinction, this impressive property offers over 2,700 sq ft of stylish yet rustic living space. Retaining a wealth of original features and complemented by expansive landscaped grounds, Roefield Cottage presents a rare opportunity to acquire a versatile family home with further development potential, subject to planning consent.

Set in an elevated position with delightful aspects across neighbouring playing fields, the property is approached via two entrances, one being wrought iron gated opening onto a sweeping driveway flanked by mature trees and hedgerows. The grounds, which may lend themselves to further development or subdivision (STPP), feature manicured lawns, stone patios, a large koi pond, decked seating area, outdoor kitchen space, and a detached stone-built garage and workshop extending to approximately 770 sq ft. To the front, a charming chicken coop area adds to the idyllic rural appeal.

Internally, the property perfectly balances period charm with modern comforts, showcasing exposed stone walls, oak beams, solid oak and flagged stone floors, and impressive stone fireplaces. A timber-framed entrance porch with flagged flooring and double-glazed windows opens into a welcoming entrance hall with oak flooring and a stylish two-piece WC, featuring fitted base units and utility plumbing.

At the heart of the home, the formal dining room serves as a central reception space, with a decorative stone fireplace and access to both the snug and the lounge. The lounge, occupying the full ground floor of the former barn, is an expansive and striking room filled with natural light from surrounding windows and French doors, complemented by an exposed stone feature wall with log-burning stove, split-level slate and oak flooring, and a staircase ascending to the first floor. The snug, a cosy retreat, boasts a brick and stone fireplace with oak mantel and its own staircase to the upper level.

The kitchen is a practical yet stylish space, fitted with a range of base and eye-level units with luxurious granite worktops and a breakfast bar. High-quality appliances include a Britannia range-style cooker with five-ring gas hob and electric double oven, integrated Neff combination oven, and full-height integrated fridge and freezer. An under-stair pantry cupboard provides useful storage.

On the first floor, an impressive landing with exposed roof trusses leads to four well-proportioned bedrooms. The principal bedroom enjoys pleasant views over the gardens and playing fields and benefits from a large range of fitted wardrobes and a luxurious en-suite, comprising a four-piece suite with corner shower, panelled bath, vanity basin, and dual-flush WC. Bedrooms two and three are exceptionally spacious doubles, each with fitted wardrobes, while bedroom four is a generous single—ideal as a home office—enjoying views to the rear. The inner landing, formerly a fifth bedroom, provides a light and airy circulation space linking the accommodation. A beautifully appointed family bathroom completes the first floor, featuring a central oval bath, walk-in shower with glass screen, vanity basin, and dual-flush WC, all finished with elegant tiling and housing the immersion heater cupboard.

Externally, the grounds are a true highlight of Roefield Cottage, offering multiple areas to relax and entertain. The rear gardens feature a large paved patio, manicured lawns, paved paths leading to a stunning koi pond surrounded by paved and decked seating, and an outdoor kitchen area perfect for al fresco dining. Mature trees, shrubs, and flower beds create a tranquil and private setting, while the detached garage/workshop provides power, lighting, and two up-and-over doors—ideal for storage, hobbies, or further conversion.

The sale of the land is subject to an overage clause which states that, should the purchaser be successful in applying for planning consent for residential development of the land at any time within the next 25 years, a payment representing 50% of the uplift in the land's value as a consequence of the consent will be payable to the vendors. This clause will be written into the contract in the usual manner.

Roefield Cottage represents an outstanding opportunity to acquire a distinctive family home rich in character, with potential to divide into two properties or further develop the land, subject to the necessary planning consents. Located in the vibrant market town of Clitheroe, the property enjoys excellent access to the Ribble Valley's renowned schools, amenities, and transport links, while being surrounded by some of Lancashire's most beautiful countryside and walking routes.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

TBC.

Viewings

Strictly by appointment only.

Office Hours

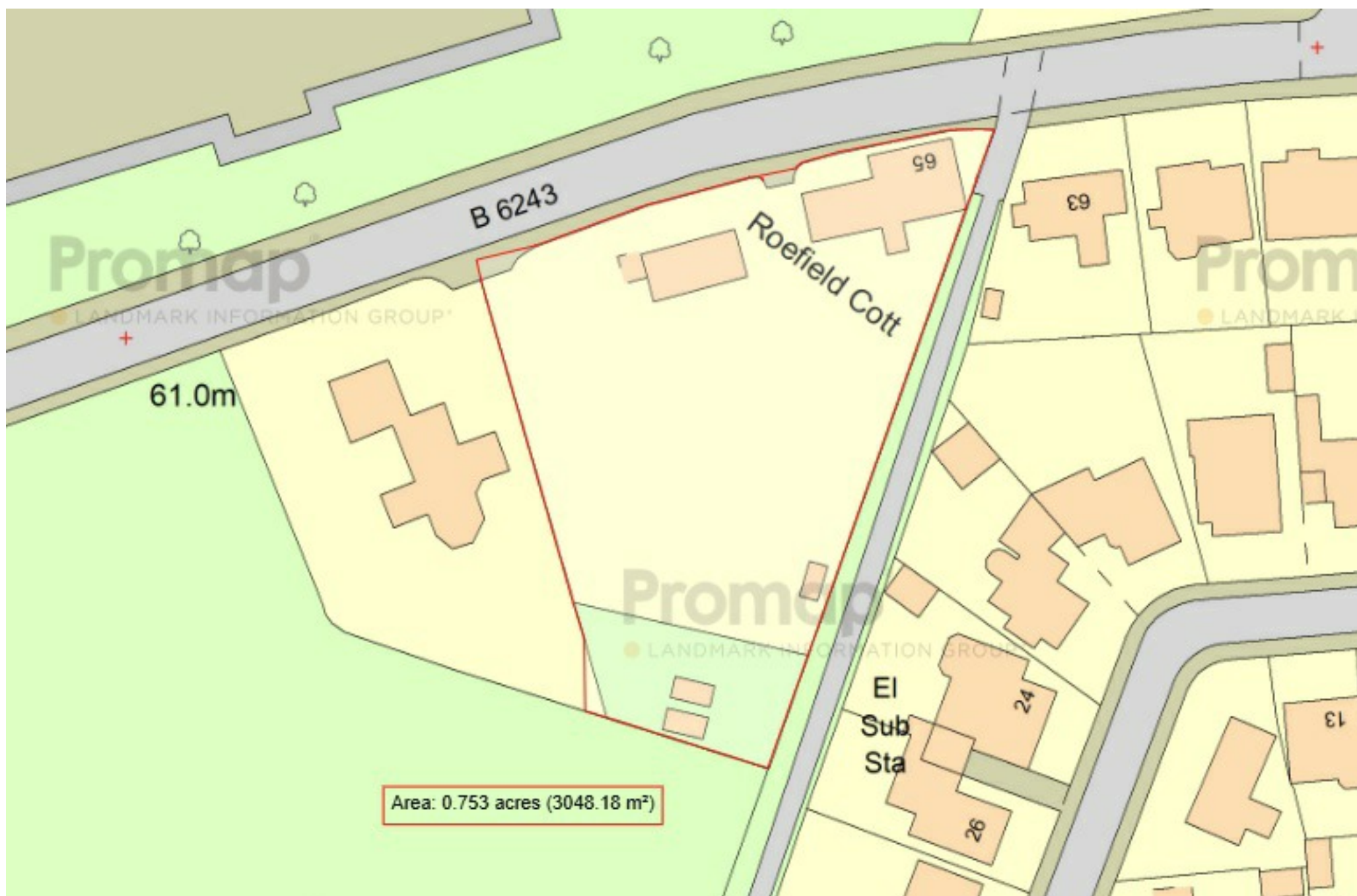
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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 (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.



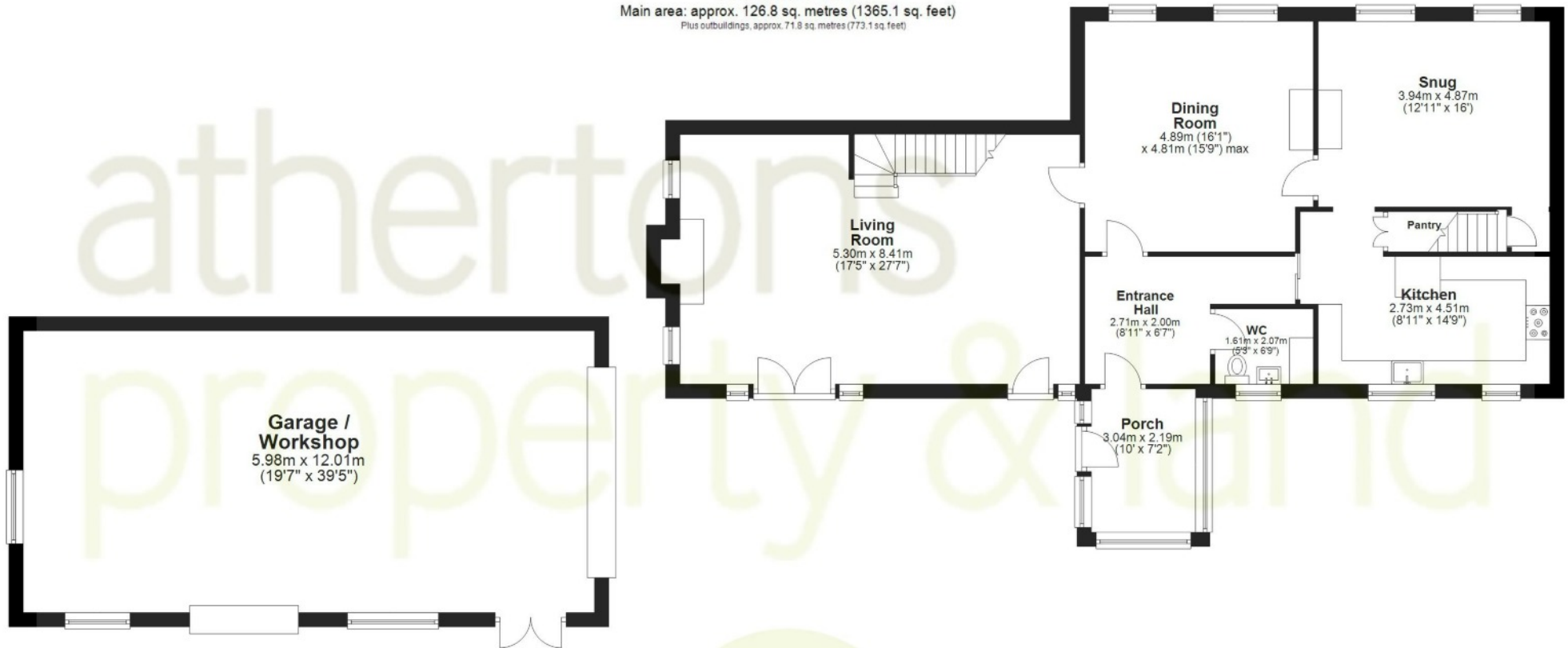






Ground Floor

Main area: approx. 126.8 sq. metres (1365.1 sq. feet)
Plus outbuildings, approx. 71.8 sq. metres (773.1 sq. feet)



First Floor

Approx. 121.4 sq. metres (1306.9 sq. feet)



Main area: Approx. 248.2 sq. metres (2672.0 sq. feet)
Plus outbuildings, approx. 71.8 sq. metres (773.1 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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