

INGHAM & YORKE



COLD COATS FARM

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£1,500,000

GUIDE PRICE

COLD COATS FARM, PENDLETON ROAD, WISWELL, CLITHEROE, LANCS, BB7 9BZ







# FOR SALE

## PROPERTY TYPE

 Detached


## BEDROOMS

 4

## BATHROOMS

 2

## SIZE

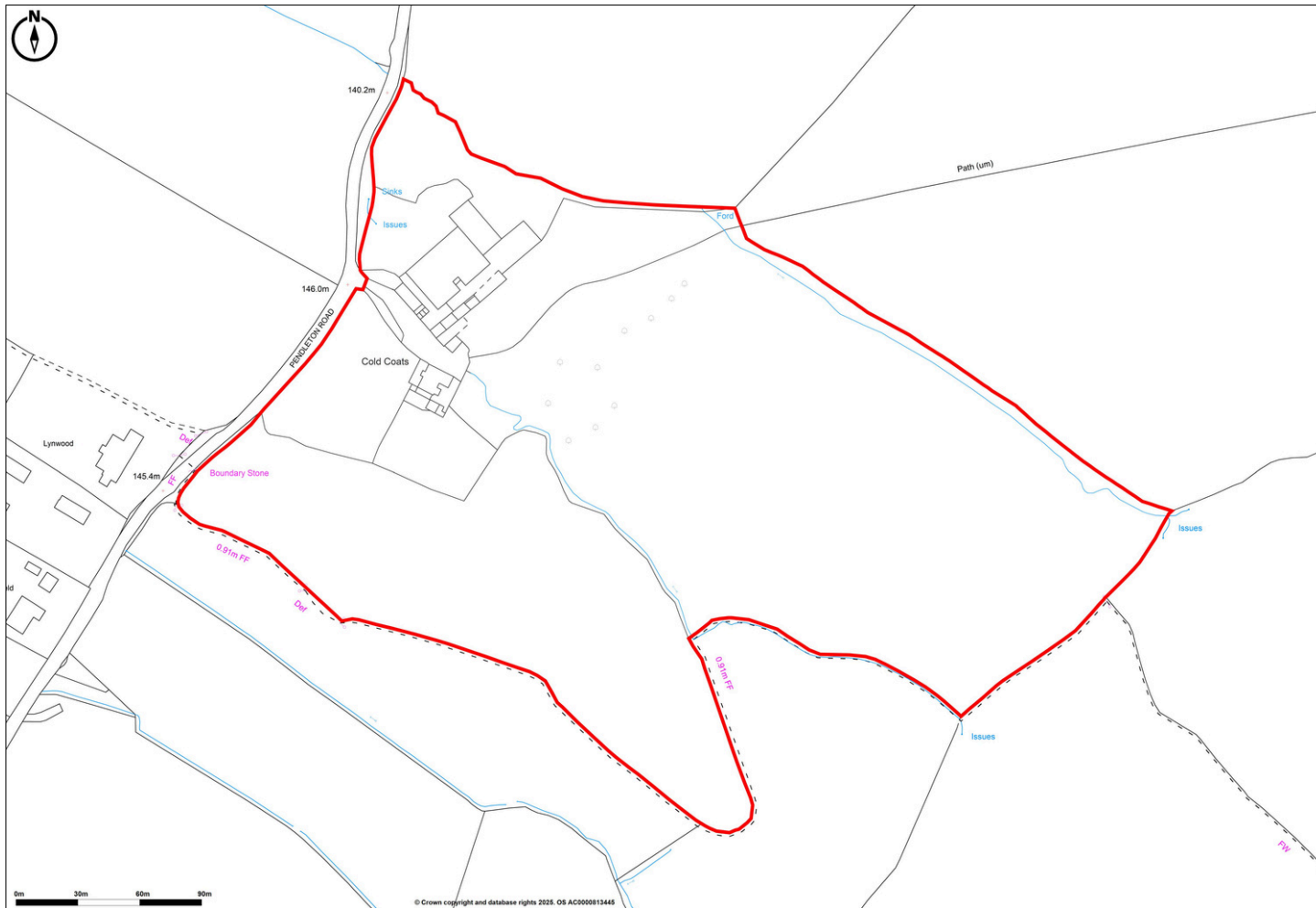
 19 acres

- SPACIOUS FAMILY FARMHOUSE
- RICH IN HISTORIC CHARM
- IMPRESSIVE COLLECTION OF OUTBUILDINGS
- EXCITING POTENTIAL FOR MODERNISATION

- IDYLIC RURAL LOCATION IN THE HEART OF RIBBLE VALLEY
- 4 BEDROOMS
- 19 ACRES OF LAND SURROUNDING THE PROPERTY
- EPC: TO BE CONFIRMED







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## COLD COATS FARM

Cold Coats Farm is Grade II listed four-bedroom home in need of moderation, offering generous accommodation including two bathrooms, two reception rooms, a galley kitchen, dining room, traditional pantry and loft space. The property adjoins a separate building with potential to create an independent annexe or holiday cottage, subject to planning permission.

The farmstead features a large traditional barn brimming with original character, two smaller barns and a selection of other outbuildings. The property is set within approximately 19 acres, suitable for a variety of amenity uses. The property enjoys exceptional privacy and stunning views across unspoilt countryside.

Located on Pendleton Road, one mile from the village of Wiswell. Cold Coats sits in an elevated position at the foot of Pendle Hill with panoramic views stretching across the Ribble Valley, the Hodder Valley, and beyond. Whatever the season or weather, the scenery from every aspect of Cold Coats Farm is truly breathtaking.

Full of charm and original features, this property offers a rare opportunity to create a truly special family home. This will be the first time the property has been available to purchase since the mid 18<sup>th</sup> century, having been in continual family ownership. Viewing is essential to appreciate the scope and potential of this exciting rural project.

LOCATED IN AN IDYLIC SETTING













## RARE OPPORTUNITY TO RENOVATE A CHARACTER PROPERTY

To the north of the farmhouse lies a range of traditional buildings, previously used for housing livestock. Standing prominently at the centre of the yard, is a magnificent stone barn with a slate roof. Accessed via its original cart-house doors, the main barn features a spacious interior framed by the original cattle stalls along the outer walls.

Opposite the main barn, across a section of original cobbled yard, is another characterful stone building. Full of heritage features, it boasts traditional windows and openings and offers potential for a variety of future uses, subject to the removal of the restrictive covenant.

At the entrance to the farm is a stone building - a former hay barn - distinguished by its attractive archway. The farmstead is completed with a yard area and a timber-framed outbuilding.

Included with the property is approximately 19 acres (7.7 hectares) of land, which extends towards the lower slopes of Pendle Hill. Divided into four individual fields, this offers ideal space for grazing, equestrian use, or small-scale farming. All boundaries will be the responsibility of the purchaser.

The property enjoys an enviable position at the foot of Pendle Hill, with panoramic views stretching across the Ribble Valley, the Hodder Valley, and beyond. Whatever the season or weather, the scenery from every angle of Cold Coats Farm is truly breathtaking. Located along Pendleton Road between the the villages of Pendleton and Wiswell.

Just a 5-minute drive or a pleasant 20-minute walk away is the vibrant village of Whalley, offering a range of amenities including a doctor's surgery, dentist, butcher, restaurants, and bars. Transport links are excellent, with Manchester accessible by car in around 40 minutes and Preston Train Station offering direct services to London in approximately 2 hours and 30 minutes.

Distances:

Wiswell - 1 mile. Clitheroe - 4 miles. Preston - 16 miles

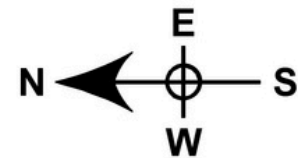
Directions:

Sat Nav: BB7 9BZ

What3words: [///cactus.albums.fishnet](https://www.what3words.com/#!/en/@@@cactus.albums.fishnet)

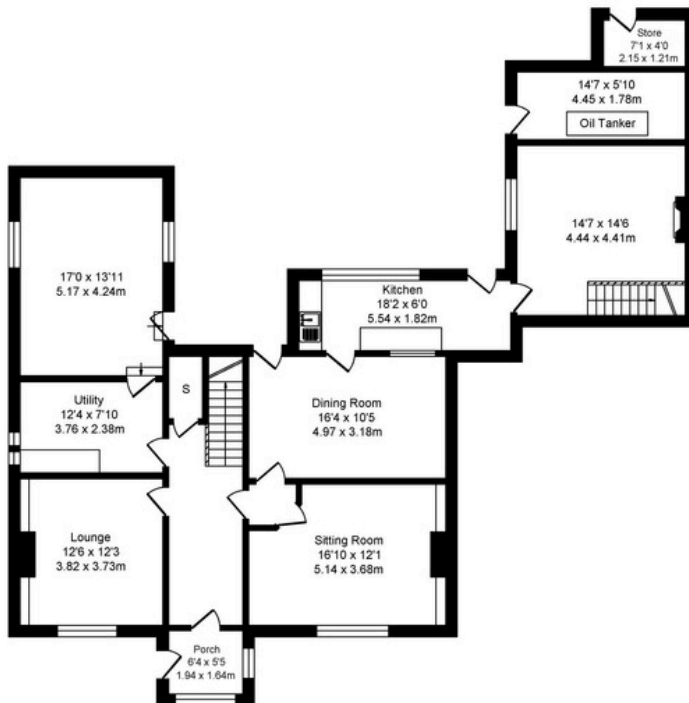




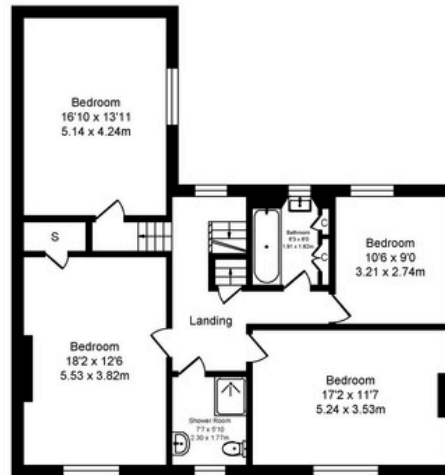


First Floor  
Approx. Floor  
Area 301 Sq.Ft  
(28.0 Sq.M.)

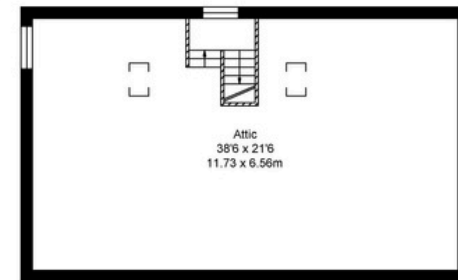
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Ground Floor  
Approx. Floor  
Area 1511 Sq.Ft  
(140.4 Sq.M.)



First Floor  
Approx. Floor  
Area 1025 Sq.Ft  
(95.2 Sq.M.)



Attic  
Approx. Floor  
Area 784 Sq.Ft  
(72.8 Sq.M.)



### Services

The property benefits from mains electricity to the farmhouse and a three-phase supply to the farm buildings, oil-fired central heating system and mains water. Foul drainage is to a septic tank. A broadband connection was previously available. Please note that neither Ingham and Yorke LLP nor the vendor has tested any of the services. Prospective purchasers must satisfy themselves as to the presence and working condition of all services prior to exchange of contracts.

### Restrictive Covenant

The sale will be subject to a restrictive covenant that the buildings in the farmstead can only be used for agricultural or equestrian use.

### Public Right of Way

There is a public footpath running through the farm and continuing onto Pendle Hill, as shown on Ordnance Survey maps. The footpath is clearly signposted at the entrance to the property.

### Method of Sale

The property is being offered for sale by private treaty. In the event of significant interest, we reserve the right to request best and final offers.

Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

### Searches and Legal Information

The vendor has not undertaken searches relating to flooding, coal, or other mining. The property is offered for sale freehold, with vacant possession upon completion.

### Money Laundering Regulations

Please note that, in accordance with current Money Laundering Regulations, Ingham and Yorke LLP will require any purchaser wishing to make an offer to provide confirmation of their funding position and any related chain, the contact details of their solicitor and two forms of identification (one photographic and one confirming their address). Identity checks will also be undertaken as part of our due diligence process.

### Local authority

Ribble Valley Borough Council.

Council Tax Band: D

EPC: To be confirmed

VIEWING: STRICTLY BY APPOINTMENT



### Huntroyde Office

Huntroyde Estate Office, Padiham,  
Burnley, Lancashire, BB12 7QX  
Tel: 01282 771024  
Email: [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

### Clitheroe Office

Brookside Barn, Downham, Clitheroe, Lancashire, BB7 4BP. Tel: 01200 423655. Email: [sales@inghamandyorke.co.uk](mailto:sales@inghamandyorke.co.uk)

[inghamandyorke.co.uk](http://inghamandyorke.co.uk)