



# Rose Grove

Judd Holmes Lane | Chipping | Lancashire | PR3 2TJ

MSW HEWETSONS





# Rose Grove

Guide Price of £1,250,000

Judd Holmes Lane | Chipping  
Lancashire | PR3 2TJ

Situated on the outskirts of Chipping village, this detached stone farmhouse with separate detached stone coach house with stables, storage, and ancillary accommodation.

Set in mature well-tended private gardens, private gated driveway with extensive parking. Open storage garage, separate detached garage. Adjacent paddock and menage to the rear of the property

With an exceptional private quiet rural setting with surrounding open fields and long-distance views to the surrounding fells.

## Location

Chipping, nestled in the heart of the Ribble Valley—an Area of Outstanding Natural Beauty—offers a strong sense of community, a selection of local shops and cafés, a well-regarded primary school, a village hall, several local public bridleways and scenic walking routes. It combines rural charm with practical amenities, making it a highly desirable place to live.

Chipping has a well-regarded primary school, with several highly rated secondary schools and independent schools nearby, including Stonyhurst College, Oakhill School, Westholme and others in Longridge 5 miles, Clitheroe 12 miles, and Preston 15 miles.

## Accessibility & Travel

Chipping to Manchester Airport: 66 mins (55 miles)

Chipping to Liverpool Airport: 76 mins (57 miles)

Chipping to Preston rail station: 33 mins (12.6 miles)

London - Euston Train (2 hrs 6 mins)

Edinburgh - Waverley Train (2 hrs 26 mins)

All distances are approximate

# Property Details

## Accommodation:

### Main House

Ground Floor

Hallway, Cloaks, Breakfast Room, Kitchen, Porch, Utility, Conservatory, Dining Room, Sitting Room.

First Floor

Study, Master En Suite Bedroom, Three further Bedrooms and House Bathroom.

### External

Detached Garage

Beautifully maintained private gardens, patio and seating areas. Gated driveway with extensive parking.

Paddock and ménage to rear of property.

### Stable Block

Ground Floor

Two Stables, Snooker Room, Store Room, Garage

First Floor

Living Room and Shower Room.

Dutch Barn

### Services

Mains Water, Mains Electricity, Private Sewage.

### Tenure

Freehold with vacant possession upon completion.

### Council Tax

Band G payable to Ribble Valley Borough Council.





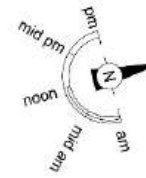
# Rose Grove

Approximate Gross Internal Area : 269.24 sq m / 2898.07 sq ft

Stable : 192.59 sq m / 2073.02 sq ft

Garage : 86.37 sq m / 929.67 sq ft

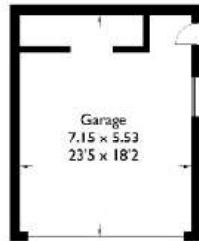
Total : 548.20 sq m / 5900.77 sq ft



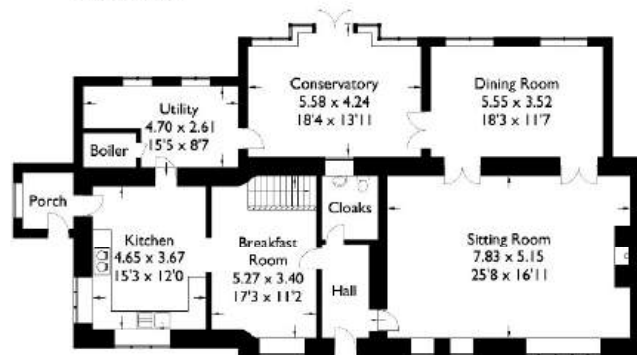
First Floor



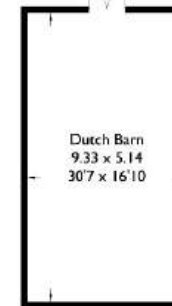
Stable First Floor



Garage



Ground Floor



Stable Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact











MSW HEWETSONS

01200 42 41 42  
[mswhewetsons.co.uk](http://mswhewetsons.co.uk)