

Hobwood House, Sabden, Ribble Valley
£975,000



athertons
property & land



Nestled in the foothills of Pendle Hill surrounded by the idyllic Ribble Valley countryside lies the impressive Hobwood House. This stunning detached property which has never been marketed before enjoys the most beautiful rural location, just 1 mile down a single track to Sabden village centre and enjoying complete privacy with impressive open views.

The property has been lovingly restored and refurbished over the many years of ownership and benefits from Stone Mullion windows throughout, rear sun room extension with beautiful open views, four double bedrooms, three bathrooms and completely off-grid with its own electricity supply generated from a wind turbine with battery storage, spring water fed water supply, oil fired central heating, solar panels and drainage to a water treatment plant. The large grounds, stretching to just under 0.5 of an acre, host a triple garage with mezzanine first floor, large stone built pool room with sauna and changing rooms, two attached workshops, lawned gardens and stunning patio areas with open views down the Valley.

Internally, you are greeted by a large oak door to entrance porch leading through to the entrance hall, leading from the entrance hall with oak staircase to first floor is the cosy front lounge with stone arched alcoves and central stone fireplace with log burning stove, formal dining room with french wooden doors leading to the kitchen/diner and further French wooden doors to beautiful sun room. The Shaker style Kitchen has a range of wooden base and eye level units with complementary worktops, Esse range cooker, 4 ring separate Calor gas hob, large porcelain sink and drainer and stunning views over the rear patio to the adjoining fields. The sun room has been beautifully finished inside and out, with ample natural light flowing in from the skylight, multiple windows and bi-folding doors onto the rear patio.

Adjacent to the kitchen is a bespoke utility room/boot room with large ceramic sink and cloak room/shower room. This area leads to a separate front entrance for easy access to the courtyard and garages. This access also houses the large brick built pizza oven, perfect for sheltered cooking.

To the first floor there is a large connecting landing with access for all four double bedrooms, one with en-suite shower room and a good sized family bathroom with an impressive free standing bath. They are all light rooms with stone mullion windows and offer generous accommodation for family and guests.

Set in the open countryside of the Ribble Valley, this exquisite period house commands an amazing position outside the village and is discreetly tucked away in beautiful private grounds and landscaped gardens. The gardens have been carefully designed and planted over the years. There are a number of stone patios and walkways guiding you round the gardens into the property as well as a large rear patio area with large outdoor fireplace and breath taking views down the Valley. The grounds extend to just under 0.5 of an acre in total.

Within the grounds there are two substantial stone buildings, a large triple garage with separate store room, both with electric up and over doors and mezzanine first floor which store the Victron Inverter Battery stores from the wind turbine as well as the Pool Room. The Pool room with sauna and changing rooms and hosting the substantial indoor pool has been partially filled and is no longer in operation however wouldn't require much work to restore to its former glory. The pool room also has two well-lit adjoining workshops and holds the roof mounted solar panels.

Located on the fringe of Pendle Forest, Sabden is a small village with amenities including a doctors surgery, post office, two junior schools Sabden Primary School and St Marys Roman Catholic School, a village store and two local inns. The village is ideally located for commuters, with the A59 nearby providing excellent links to Preston, the M65 and M6 with access to Manchester, Lancaster and The Lake District. Only 3.6 miles away the village of Whalley with boutique shops, a gym, dentists, doctors surgery, a range of eateries and schooling including Oakhill Independent School.

The historic market town of Clitheroe is a short drive from the property with a wide range of supermarkets, restaurants, boutique shops and a wide choice of education including the locally renowned Clitheroe Royal Grammar School and Stonyhurst College in Hurst Green. The Ribble Valley offers many well regarded pubs and eateries in and around the area. Both Clitheroe and Whalley have train links direct to Manchester on an hourly basis.

Main Residence - Approximate Gross Internal Area - 4,132 Sq Ft

Services

Wind Turbine Generated Electric with battery Storage, back up generator, Oil Fired central; heating, Drainage to Water Treatment Plant, Gathered Water Fed

Tenure

We understand from the owners to be Freehold

Council Tax

Band G

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 (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)





Floor Plan

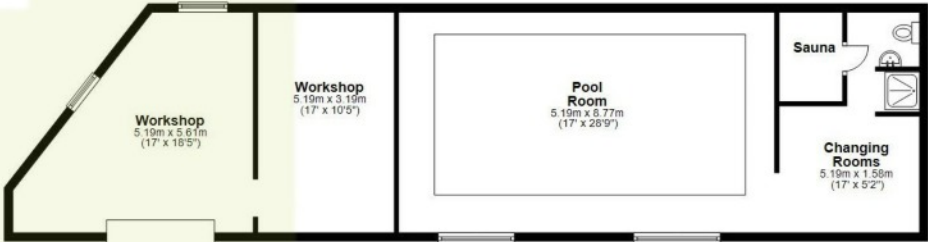
First Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



Ground Floor

Approx. 304.1 sq. metres (3273.8 sq. feet)



Total area: approx. 383.9 sq. metres (4132.4 sq. feet)



athertons
property & land



athertons
property & land



athertons
property & land





athertons
property & land