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Trough House Farm, Lambing Clough Lane, Hurst Green BB7 9QN
£1,000,000



Detail

This extensive farmstead enjoys a fantastic rural location situated at the end of a private track close to the desirable village of Hurst Green with the stunning backdrop of the River Ribble to the south with a range of traditional buildings forming a central courtyard. The buildings comprise a grade II listed farmhouse that would now benefit from refurbishment throughout, derelict house, redundant bungalow, separate stable building with large tack rooms, open agricultural building, large stable block which has been partly converted and two further, large agricultural buildings.

Farmhouse

The existing farmhouse, dating back to 1697, provides accommodation on two floors, being entered via an entrance hall with staircase to first floor and doors splitting into two reception rooms, both with original fireplaces. There is a further galley kitchen and access into an inner hallway with bathroom and separate wc off and annexe single storey extension. To the first floor are three bedrooms, large dressing room and house bathroom.

The Farmstead

Derelict Farmhouse/ Stone Barn

Approximate gross external area 130 m² with potential for 260m² residential accommodation over two floors.

Stable/Workshop

Traditional single storey agricultural building with large store, 6 stable blocks and tack room

Farm Building

Traditional single storey agricultural building with open walls

Bungalow - 40m x 5.5m

Gross internal area 220 m²- potential residential accommodation currently split into 7 separate rooms with pitched roof with natural slate roof coverings

Agricultural building

Large traditionally built agricultural building split into two store rooms

Agricultural building

Large traditionally built agricultural building used at stores

The Land 47.122 acres (19.07 Hectares)

An extremely versatile block of agricultural land comprising productive meadow and pasture together with an area of rougher grazing extending to the rivers edge. The land is punctuated by a number of established plantations linked by mixed woodland creating a fabulously diverse range of wildlife habitats.

Services

Mains electric, drainage to septic tank (needing renewal), LPG fired heating, mains water

Tenure

We understand from the owners to be Freehold

Council Tax

F.

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)

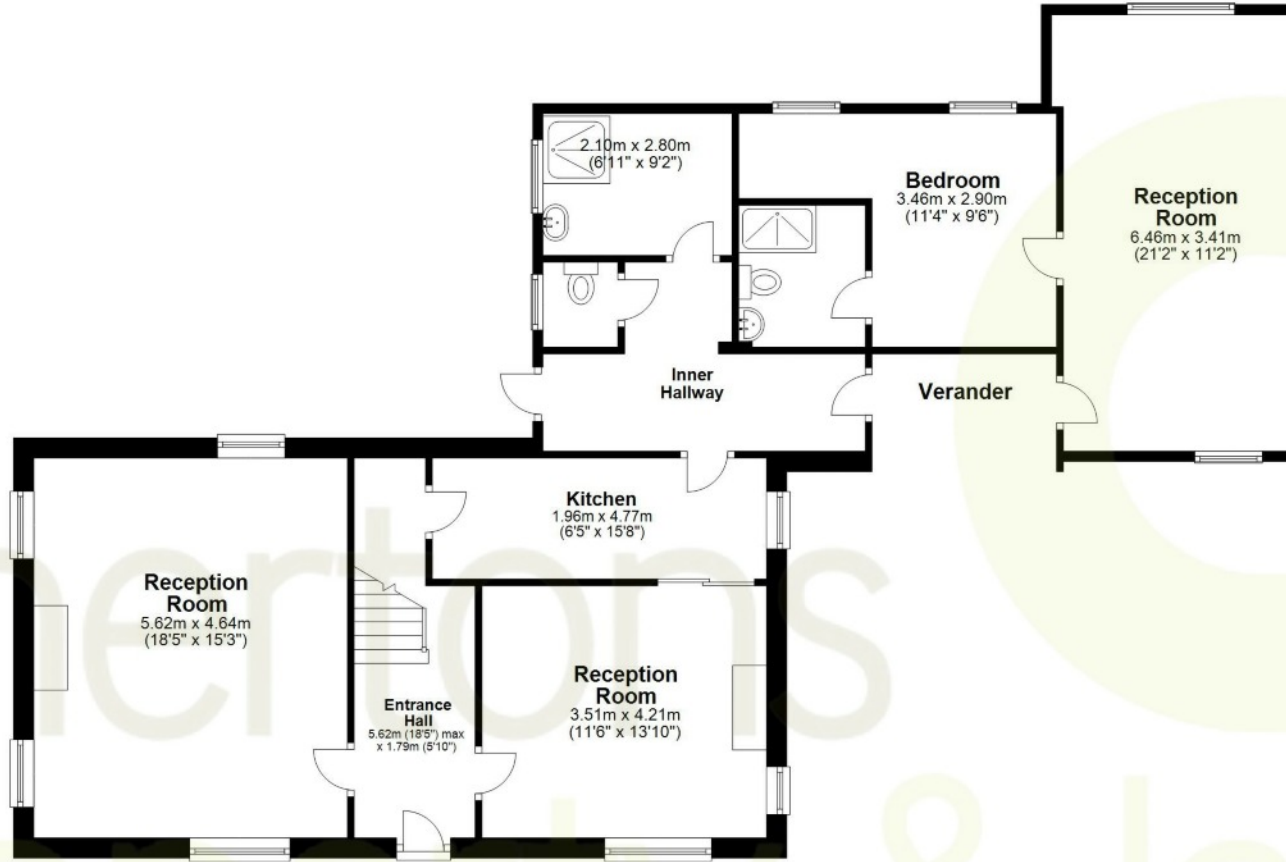




Floor Plan

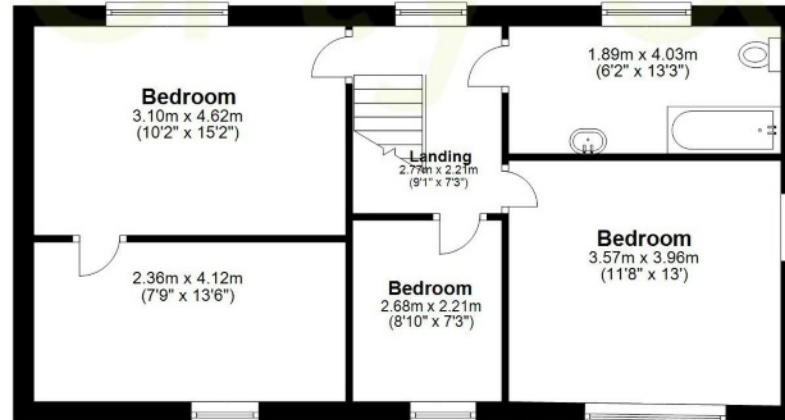
Ground Floor

Approx. 121.7 sq. metres (1310.0 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 182.1 sq. metres (1960.0 sq. feet)

Boundary Plan



Trough House Farm, Hurst Green



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