



Athertons  
Property & Land

Cappers Farm offers a unique opportunity to purchase a substantial family home dating back to the 1600s with flexible and extensive accommodation, suitable for a multitude of buyers. Located in an Area of Outstanding Natural Beauty close to Pendle Hill just outside the Ribbles Valley villages of Newchurch-in-Pendle and Sabden the detached farmhouse has 360 degree rural views of open countryside and will appeal to those seeking a property with equestrian facilities and land, or for a versatile property with substantial storage potentially for business purposes alongside the family home with annexed guest accommodation.

The main property is a stunning stone built detached farmhouse briefly comprising; entrance porch, utility room, boiler room, bespoke breakfast kitchen hand-crafted by Simpsons of Colne with Caesarstone work surfaces and integrated Miele appliances including steam oven, fan oven, combination oven and microwave, warming drawer and induction hob. Off the kitchen is the snug featuring a modern style fireplace, there is a further dining/sitting room with beautiful stone mullion windows and stained glass and a substantial family lounge with a huge ornamental fireplace with a central a large wood burning stove. To the rear of the lounge is a ground floor W.C and a passageway connecting to the leisure complex comprising gym, indoor swimming pool with private changing facilities and a relaxation room/conservatory.

To the first floor there is a master suite with dressing room, en suite bathroom including jacuzzi bath, a further double bedroom with en suite bathroom, three further bedrooms of various sizes but all generous in proportions, separate family bathroom with three-piece suite and a separate double office with fitted furniture hand-crafted by Simpsons of Colne.

Externally there are 18 acres of land alongside well maintained formal gardens including an orchard & various patio areas to take in the delightful panoramic views, a substantial stone built stable block with 3 large stalls, separate tack room, numerous storage rooms and workshop. There is a detached 2 storey guest annexe with en-suite bedroom and a fabulous first floor entertaining room with mahogany corner bar. There are two double garages, a separate substantial building that was formally a helicopter hanger/storage unit which remains extremely versatile and suitable for a variety of alternative uses.

Games Room/Guest Annexe - Detached from the main farmhouse and across the central courtyard stands an extensive two storey guest annexe offering flexible guest accommodation and entertaining space. On the ground floor is an entrance hallway leading to what could be used as a ground floor guest bedroom with en suite bathroom, to the first floor is a large open plan space previously used as a games room with corner mahogany bar and substantial living area.

Garages - Attached to the guest annexe on two sides are two separate double garages, with roller shutter doors and a single garage with up and over door.

Stables - Stone built detached stable block incorporating three large separated stalls with power, light and water, an excellent tack/feed room, numerous storage rooms and workshop with adjacent low suite W.C. with hand wash basin. Attached to this are two further rooms currently used for storage but could suit a multitude of uses, to the rear is a concrete apron leading to a secure pond and further garden area, ideal for keeping pets or poultry.

Hangar - There is a large helicopter hangar/storage unit constructed from a steel portal frame with power, light and water laid on, accessed via concertina double doors with a substantial concrete apron suitable for a helicopter landing pad or recreational use.

Land - The property enjoys the benefit of approximately 18 acres of land which surrounds the property. (Please see plan for details).

The access to Cappers Farm from Well Head Road is currently through a working farm where there has recently been a successful application submitted to Pendle Borough Council for the conversion of a disused agricultural barn at the access in to four dwellings (stone cottages) which will improve the existing access to Cappers Farm with a new private road being put into place. Details are available to view on the website of Pendle Borough Council under application number 21/0379/FUL.

### **Services**

Mains Water, Mains Electricity, Drainage to Septic Tank, Oil Fired Central Heating, Partial Under Floor Heating. Satellite broadband providing WiFi throughout the house and point to point access to outbuildings.

### **Tenure**

We understand from the owners to be Freehold.

### **Council Tax**

Band F.

### **Energy Rating (EPC)**

D55.

### **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.



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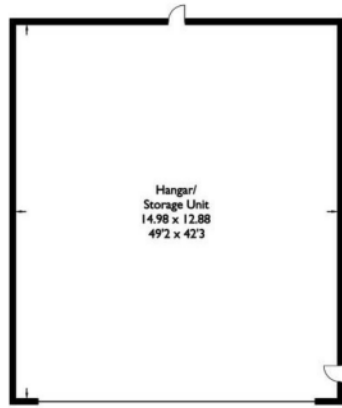


# Cappers Farm

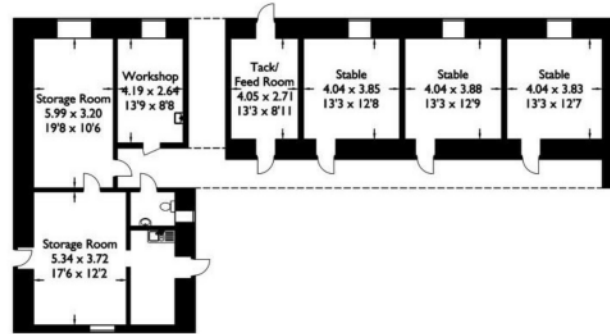
Approximate Gross Internal Area : 432.17 sq m / 4651.83 sq ft  
 House : 432.17 sq m / 4651.83 sq ft  
 Guest Annexe : 93.55 sq m / 1006.96 sq ft  
 Pool : 114.57 sq m / 1233.22 sq ft

Stable Block : 121.68 sq m / 1309.75 sq ft  
 Garages : 89.24 sq m / 960.57 sq ft  
 Hangar/Storage Unit : 191.80 sq m / 2064.51 sq ft

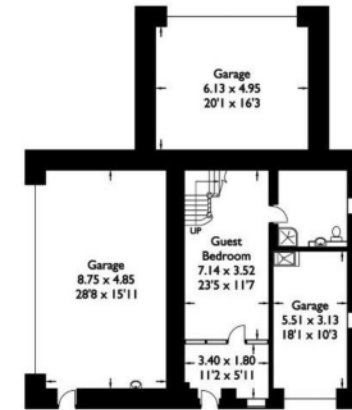
Total : 1043.01 sq m / 11226.87 sq ft



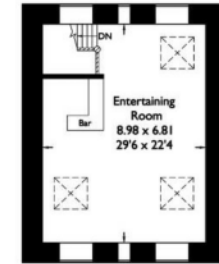
Hangar/Storage Unit



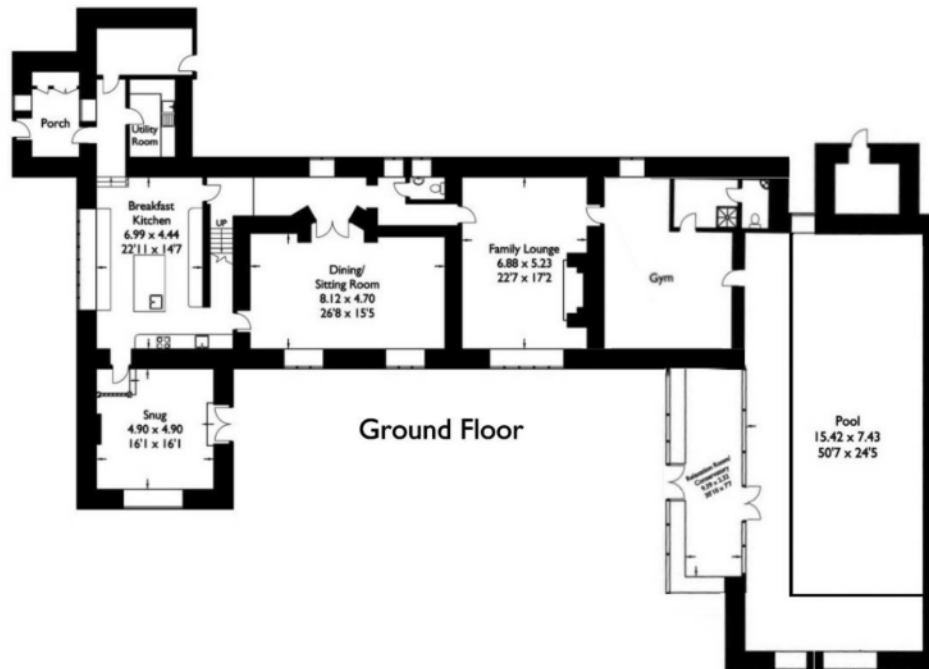
Stable Block  
(Not Shown In Actual)



Guest Annexe  
Ground Floor



Guest Annexe  
First Floor



Ground Floor



First Floor









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Promap

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Area: 18.483 acres (7.48 ha)

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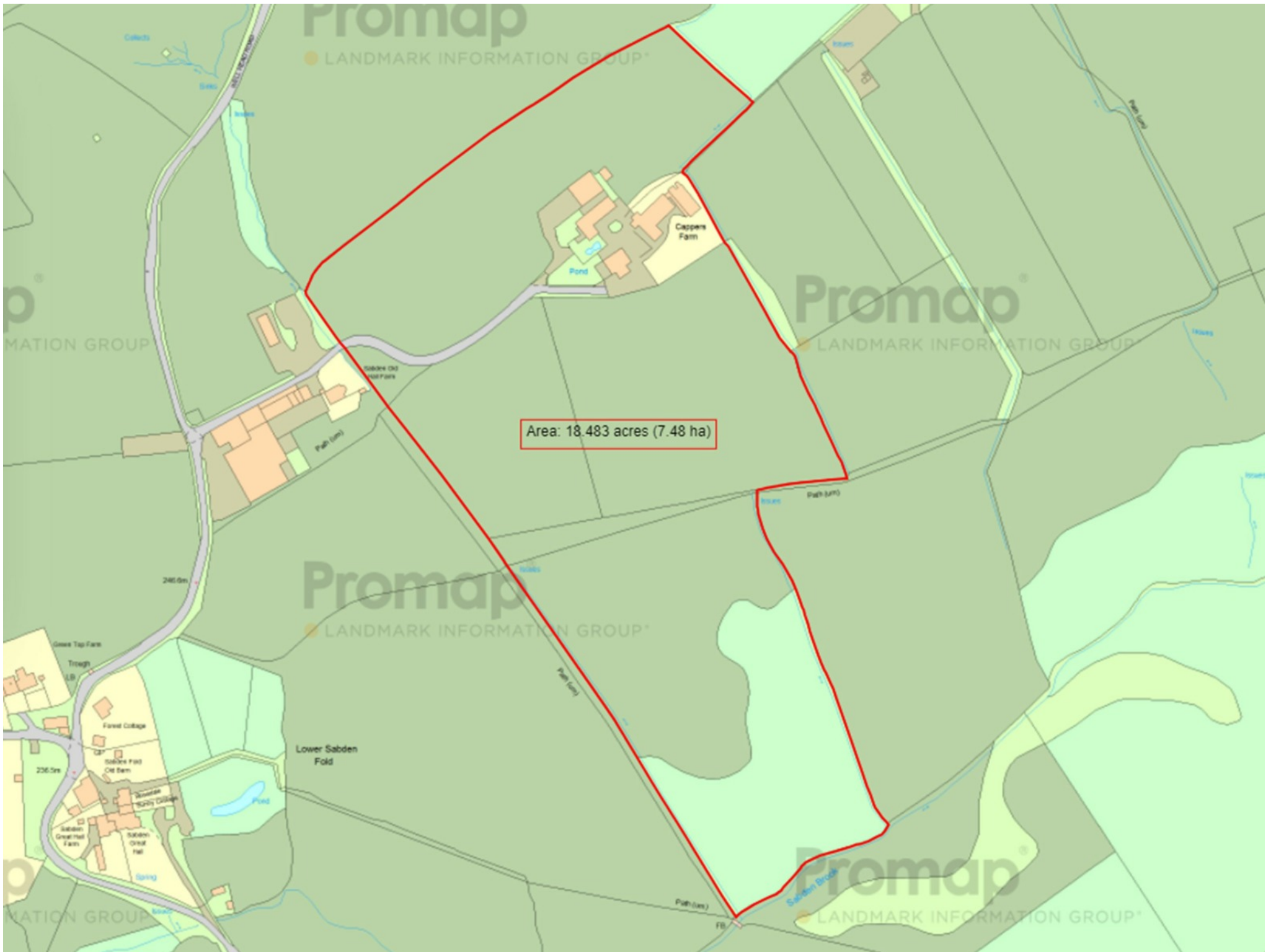
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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience 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 your home.

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

# meet the team



John Atherton -  
Managing Director



Helen Jones -  
Conveyancing Manager



Tom Brown -  
New Build Sales Manager



Mags Twist -  
Office Administrator



Phil Ashton -  
Director / Lettings Cloud



Jim Atherton -  
Director, Sales Manager



Simon Kerins -  
Sales Negotiator & Land  
Management



Mollie Bentley -  
Marketing Manager



Robin Astles -  
Estate Agent



Emily Raine -  
Property Management  
Assistant / Lettings Cloud

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