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Dating back to the 12th Century, this truly exceptional Grade II\* listed residence offers a rare opportunity to own a piece of history. Once the site of the King's Hospital and historically associated with the Knights Templar and Knights Hospitallers, the property was later transformed into a working farm. It has since been lovingly converted into a beautiful and spacious family home, perfectly balancing its remarkable heritage with luxurious modern living. Offered to the market with no onward chain, early viewing is highly recommended to appreciate what this gorgeous home has to offer.

Set within approximately two and a half acres of immaculately maintained gardens, this imposing detached home is accessed via a long, private driveway that winds its way through open countryside, opening out to a sweeping parking area and the handsome stone façade of the main residence. Surrounded by rolling fields and mature borders, the property enjoys breathtaking panoramic views from almost every aspect, creating an atmosphere of peace, privacy, and timeless charm.

From the moment you step through the front door, the home's rich history and fine craftsmanship are evident. The formal entrance hall sets the tone, with original beamed ceilings, wide wooden flooring, and a grand staircase rising elegantly to the first floor. From here, one is led through a series of atmospheric and inviting reception rooms, each thoughtfully preserved with period features such as stone fireplaces, flagged floors, deep-set mullion windows and exposed timber beams.

To the front, a beautifully appointed study exudes character with its ornate fireplace and log-burning stove—an ideal space for quiet contemplation or working from home. A nearby cloakroom with decorative features and bespoke storage continues the attention to detail seen throughout. The snug lounge, warm and intimate with its beamed ceiling and multi-fuel burner set into a carved stone surround, opens through double doors to a spectacular conservatory. This glass-fronted space, with its stone-flagged floor and full-height windows, frames stunning countryside views and offers a peaceful retreat to enjoy the changing seasons.

At the heart of the home lies the generous dining room, boasting a vaulted beamed ceiling, wooden flooring and a robust multi-fuel stove nestled in a stone hearth. It flows perfectly into the traditional farmhouse kitchen—a true centrepiece of family life. Here, a bespoke combination of wood and granite worktops, an Aga, central island and Belfast sink are complemented by flagstone floors and French doors to the garden. A secondary hallway leads to the practical utility area, complete with corner shower, Belfast sink, and tiled floors, alongside a traditional pull-chain WC - again blending charm and function with ease.

Rising to the first floor via the grand staircase - or a tucked-away stone stepped spiral stair from the lounge - one finds four beautifully proportioned double bedrooms arranged off a generous split level landing. The principal suite is an exquisite sanctuary, complete with dressing area, dual-aspect windows and access to a luxurious spa-style bathroom. This magnificent space features a walk-in wet room shower, large Jacuzzi Airbath set on tiled steps, integrated ceiling speakers, and even an infrared sauna—perfect for complete relaxation.

The second bedroom enjoys a vaulted ceiling with exposed beams, warm wood flooring, and a charming en-suite with walk-in wardrobe, while the third and fourth bedrooms offer their own distinct characters. One features a striking stone fireplace and en-suite shower room, while the other is set beneath a pitched roof with beamed ceilings and rich views of the gardens and surrounding hills.

Externally, the grounds are just as impressive as the interior. Sweeping lawns wrap around the house, interspersed with patio areas ideal for outdoor dining and entertaining. A detached garage, workshop and garden store add flexibility and scope, whether for hobbies, vehicles or conversion potential. Previous planning permission had been approved for the conversion of the garage into a three bedroom detached home - perfect for extended family or potential holiday let use. Mature hedgerows, flowerbeds, substantial timber tree house, tranquil seating areas and large lawned gardens complete the picture—every corner of the garden invites exploration or quiet reflection.

Eddyholes is a home of rare provenance and exceptional presence—steeped in history, yet fully equipped for contemporary life. With its awe-inspiring views, private setting, and meticulous restoration, it presents a once-in-a-lifetime opportunity to acquire a true English country gem.

### Services

Main electric, heating oil and water, drainage to septic tank.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band G.

### Energy Rating (EPC)

E (44).

### 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 1.30pm

### 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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# Ground Floor

Main area: approx. 230.5 sq. metres (2481.5 sq. feet)  
Plus outbuildings, approx. 132.3 sq. metres (1424.2 sq. feet)



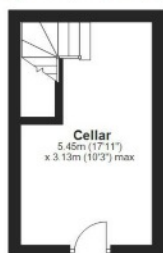
# First Floor

Approx. 142.4 sq. metres (1532.6 sq. feet)



# Basement

Approx. 17.0 sq. metres (183.3 sq. feet)



Main area: Approx. 390.0 sq. metres (4197.5 sq. feet)  
Plus outbuildings, approx. 132.3 sq. metres (1424.2 sq. feet)









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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 MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Julie Jackson  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Mollie Bentley  
Media Manager



Russell Anderton  
Senior Valuer



Helen Jones  
Senior Sales Negotiator



Tom Brown  
Senior Sales Negotiator



Angela Lorek  
Senior Sales Negotiator



Robin Astles  
Estate Agent



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Mags Twist  
Office Administrator



Woody & Bruce  
Meet & Greet Team