

WHINS HOUSE

SABDEN, CLITHEROE, LANCASHIRE



WHINS HOUSE

SABDEN, CLITHEROE, LANCASHIRE, BB7 9HP

Clitheroe 4.5 miles | Preston 25 miles | Manchester 29 miles | Manchester Airport 45 miles
(All mileages are approximate)

'A fine Georgian country house with a cottage in a beautiful parkland setting within Ribble Valley.'

Whins House comprises a main house and cottage in beautiful, landscaped gardens and extensive adjoining farmland. These elements are offered for sale as a whole or individually.

In all about 77.83 acres.



Country House Department
33 Margaret Street
London W1G 0JD

Contact: Charlie Kannreuther
+44 (0) 7968 550 404
+44 (0) 20 7499 8644
ckannreuther@savills.com

Savills Chester
22 Lower Bridge Street
Chester CH1 1RS

Contact: Jamie Bradshaw
+44 (0) 7812 483 111
+44 (0) 1244 323 237
jamie.bradshaw@savills.com

www.savills.co.uk



Lane House
Kendal Road
Kirkby Lonsdale LA6 2HH

Contact: Sam Johnson
+44 (0) 7495 903 193
+44 (0) 1524 274 421
sam.johnson@davis-bowring.co.uk

Contact: Jacqui Gregg
+44 (0) 7771 845 813
+44 (0) 1524 274 413
jacqui.gregg@davis-bowring.co.uk

www.davis-bowring.co.uk

Your attention is drawn to the Important Notice on the last page of the text.

LOT 1 ~ WHINS HOUSE, THE COTTAGE, GARDENS AND GROUNDS

ABOUT 2.65 ACRES

Whins House is situated in the Forest of Bowland National Landscape, within the Ribble Valley, yet is easily accessible, being close to the national motorway network and Manchester. An impressive Grade II listed Georgian house dating to 1798, it is steeped in history and is widely regarded as one of the most attractive houses in the area benefiting from a host of original features.

The main house offers easily maintainable but large family accommodation with five reception rooms and five bedrooms, all with en suite facilities. The adjoining

cottage, which also has separate access, is ideal for family, staff or multigenerational living.

Set in formal gardens, the house offers privacy and attractive views and vistas, together with an exceptional outdoor entertaining space. Original and character features include traditional carved stone fireplaces, wood floors, ceiling roses, sash windows and window shutters. The accommodation is well laid out with the principal reception rooms leading from the reception hall and comprising the drawing room, study, sitting room and dining room.

There is an inner hall with snug and door through to the sociable family kitchen/living room. A connecting door links the kitchen to the cottage.

On the first floor, the principal bedroom suite has an en suite bathroom and dressing room. There are three further bedrooms on this floor, all with en suite bathrooms as well as a separate laundry room. The second floor comprises a fifth bedroom with en suite shower room, cinema and games room.

Steps lead down from the inner hall to the cellar, with wine cellar and boiler room.









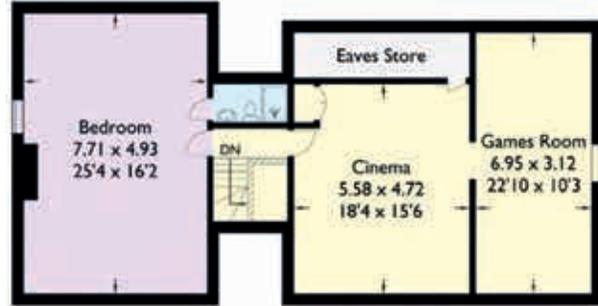


THE COTTAGE

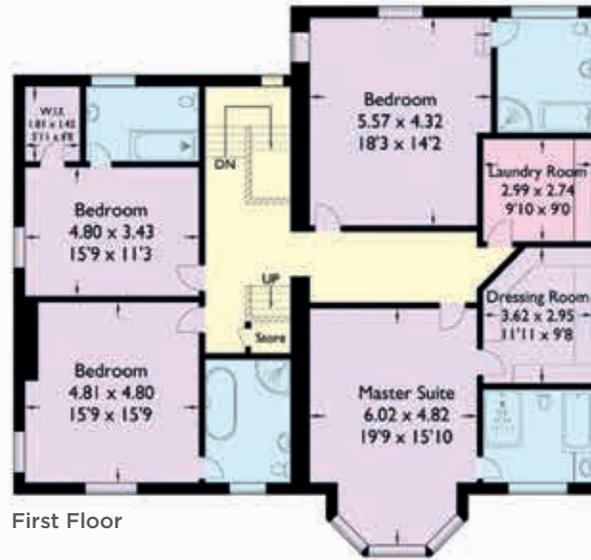
The cottage at Whins House can be either accessed from the kitchen or separately. It comprises a sitting room, kitchen and WC on the ground floor, with two bedrooms and a bathroom on the first floor. It is ideal for staff, guests or multigenerational living.



FLOOR PLAN



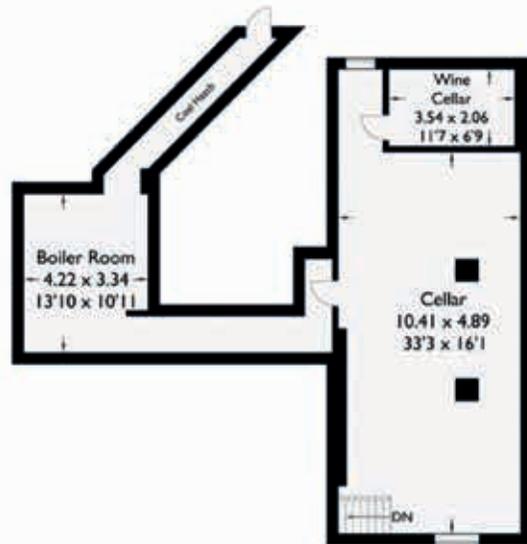
Second Floor



First Floor



Cottage
First Floor



Cellar



Ground Floor



Cottage
Ground Floor

Approximate Gross Internal Area:
711.58 sq m / 7,659.38 sq ft
For identification only. Not to scale.



GARDENS AND GROUNDS

Whins House is approached from Whalley Road via two separate private driveways onto The Whins. This road continues up towards the house with a separate stone wall and columned entrance leading to the front of the property. To the front of the house is a gravel driveway with parking for several vehicles. The driveway leads

to the west of the property and continues to the rear where there is further parking between the principal house and formal gardens. The property is set in a private garden curtilage of around 2.65 acres. There is an attractive lawn and box hedge garden immediately to the rear of the property with a stone flagged terrace.

To the west of the main house stone steps lead to formal gardens, with level lawns, croquet lawn, circular parterre and orchard. There are a variety of deciduous and pine trees.









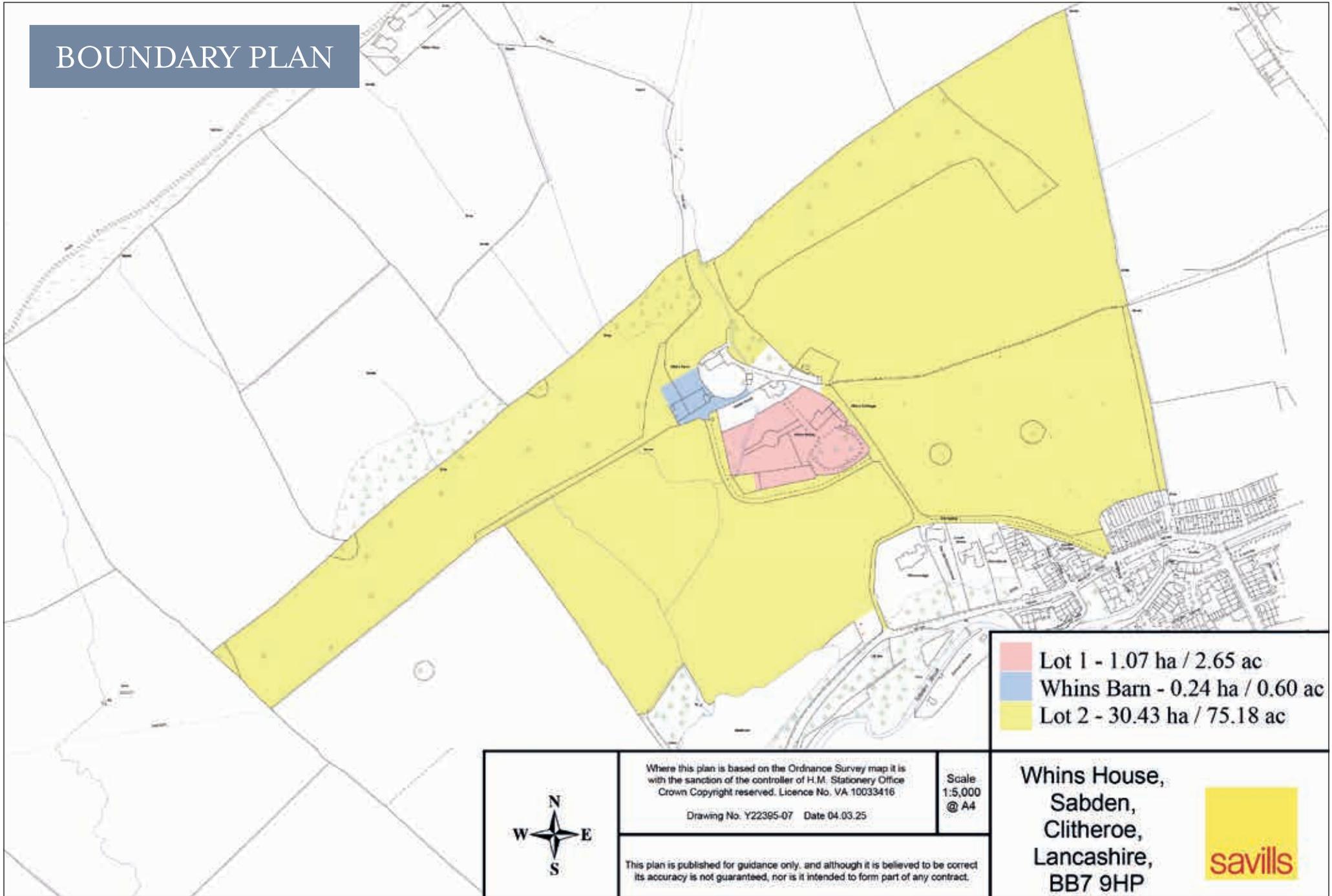
LOT 2 ~ LAND

ABOUT 75 ACRES

The land frames Whins House, providing protection and opportunities for equestrian and agricultural enterprises. It is beautiful, undulating parkland land and is occupied by a local farmer on a seasonal grazing licence. There are plantations of trees, some of which have been recently planted.



BOUNDARY PLAN



GENERAL INFORMATION

TENURE

Whins House (Lot 1) is offered for sale leasehold with a term of 999 years from 1st January 1945. The land (Lot 2) is offered for sale freehold.

RIGHTS OF WAY

There are footpaths which cross the land and adjoining rights of way. Further information available from the vendors' sole agent.

WHINS BARN

A delightful traditional stone barn in an elevated position with detailed planning consent for conversion to a four bedroom dwelling (ref: 3/2013/0842). The curtilage is shaded blue on the sale plan. Further details available from the selling agents.

SERVICES

Mains electricity, mains water, drainage to septic tank, oil fired central heating (no mains gas supply - gas available on Whalley Road).

LOCAL AUTHORITY

Ribble Valley Borough Council
Tel: 01200 425111

DIRECTIONS

Postcode: BB7 9HP

Heading north along the A59 toward Whalley/ Clitheroe take the second exit at the roundabout onto the A671. After the traffic lights, turn left onto Portfield Road, signposted Sabden. Follow the road along the valley bottom; this road becomes Sabden Road and then Whalley Road. Take the first left after the 'Welcome to Sabden' sign onto The Whins. Continue along The Whins until you see a set of gateposts on your left, go through the gateposts and up the drive.

VIEWINGS

All viewings must be made strictly by appointment only through the vendors' joint agents.



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