



GREENTHORN FARM, STONYHURST, CLITHEROE

Lancashire, BB7 9QY

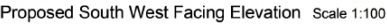
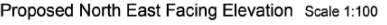


AN EXCEPTIONAL PRIVATE ESTATE

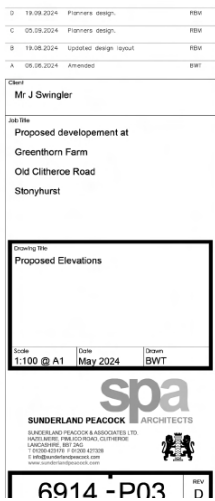
An exceptional private estate extending to approximately 48 acres, with full planning permission for an outstanding 8,000 sq ft country residence, set within a magnificent and secluded position in the heart of the Ribble Valley.

			EPC
5	5	4	TBC

Stonyhurst College 1 mile | Clitheroe 7 miles | Longridge 6 miles | Preston 13 miles | Manchester 36 miles | Liverpool 48 miles | Leeds 50 miles



Full planning permission has been granted for the construction of an impressive 8,000 sq ft executive residence, providing the opportunity to create a bespoke home of exceptional quality within a truly outstanding rural setting. Combining substantial acreage, approved planning permission and a magnificent position close to Stonyhurst College, Greenthorn represents an increasingly rare opportunity to establish a private country estate of distinction.



THE APPROVED RESIDENCE

The approved plans provide for an elegant contemporary country house extending to approximately 8,000 sq ft, thoughtfully designed to complement its surroundings and maximise the spectacular views.

The proposed accommodation offers generous living and entertaining space, combining striking architecture with the highest standards of modern family living. With planning consent already secured, purchasers are afforded a unique opportunity to create a remarkable home tailored to their own lifestyle and aspirations.





LAND, GROUNDS AND SITUATION

The land is a particular feature of Greenthorn. Extending to approximately 48 acres, the estate comprises a combination of grazing land and mature woodland, creating an exceptional sense of privacy, space and tranquillity.

The scale of the holding provides excellent potential for equestrian, recreational and lifestyle pursuits, whilst the secluded setting creates a wonderful sense of exclusivity rarely found in such an accessible location.

Situated approximately one mile from the renowned Stonyhurst College, Greenthorn occupies a superb position within the heart of the Ribble Valley.

The area is widely regarded as one of the North West's most desirable rural locations, offering outstanding natural beauty, excellent schooling and convenient access to Clitheroe, Preston, Manchester and the wider region. Greenthorn combines privacy, scale and opportunity, creating a truly exceptional offering within the Ribble Valley market.





TENURE, SERVICES & COUNCIL TAX

Freehold • Vacant Possession • Mains Electricity • Water Supplied by Spring Source • Drainage via Approved New Septic Tank • Council Tax Band E • Planning Permission Reference 3/2024/0480 • Planning Permission Granted 4 October 2024

FURTHER INFORMATION

Architectural CGI impressions, planning documentation, boundary plans, floor plans and elevations relating to the approved residence are available within the sales particulars.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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