



INGHAM & YORKE  
Chartered Surveyors & Land Agents

Cold Coats Farm, Wiswell Road, Pendleton, BB7 9BZ

# Cold Coats Farm

# £1,300,000

Guide Price

Cold Coats Farm, Wiswell Road,  
Pendleton, BB7 9BZ





# FOR SALE

## PROPERTY TYPE

🏠 Farmhouse, Buildings and Land

### Key features

- A traditional four-bedroom farmhouse with adjoining farm buildings, set within approximately 19 acres.
- Exciting potential for modernisation, presenting a fantastic opportunity to enhance and create a bespoke country home.
- An impressive collection of traditional outbuildings, offering versatility for a range of uses including storage, workshops or potential conversion, subject to the necessary consents.
- Rich in historic charm, the property retains a wealth of original features, providing character and a strong sense of heritage throughout.

## Description

Cold Coats Farm is a Grade II listed four-bedroom farmhouse in need of modernisation, offering generous accommodation including two bathrooms, two reception rooms, a galley kitchen, dining room, traditional pantry and loft space. The property adjoins a separate building with potential to create an independent annexe or holiday cottage, subject to planning permission.

The farmstead features a large traditional barn brimming with original character, two smaller barns and a selection of other outbuildings. The property is set within approximately 19 acres, suitable for a variety of amenity uses. The property enjoys exceptional privacy and stunning views across unspoilt countryside.

Rich in charm and original features, this property offers a rare opportunity to create a truly special family home. This will be the first time the property has been available to purchase since the mid-18 century, having been in continual family ownership. Viewing is essential to appreciate the scope and potential of this exciting rural project.

## Location

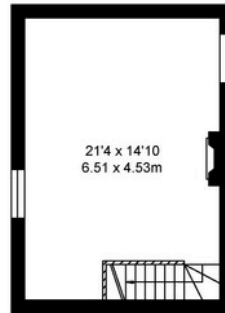
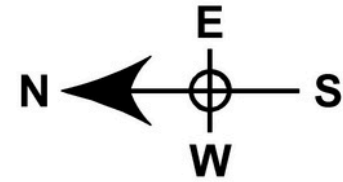
Cold Coats Farm enjoys an enviable position on Pendleton Road, nestled between the sought-after villages of Pendleton and Wiswell. The property occupies an elevated setting with breathtaking panoramic views across the Ribble Valley, the Hodder Valley and the surrounding open countryside, offering a true sense of peace and seclusion.

The property is conveniently located just one mile from Wiswell and within easy reach of the vibrant village of Whalley, approximately a 5-minute drive or a 20-minute walk away. Whalley provides a wide range of everyday amenities including independent shops, a doctor's surgery, dentist, restaurants and popular bars.

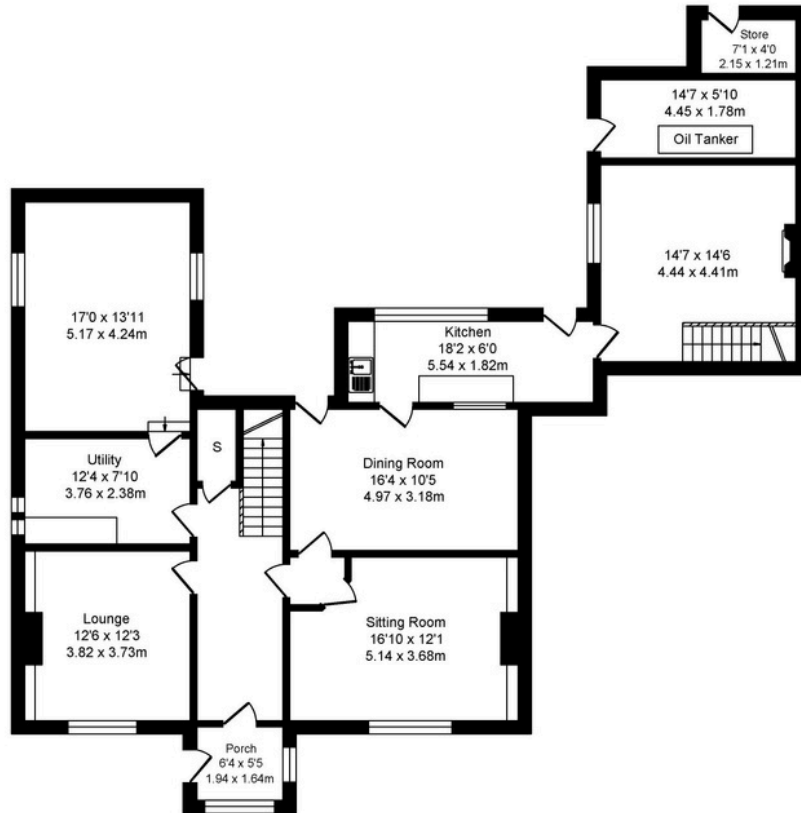
Clitheroe is approximately 4 miles away and Preston 16 miles, where mainline rail services offer direct connections to London in around 2 hours 30 minutes. Manchester is also easily accessible by car in approximately 40 minutes.



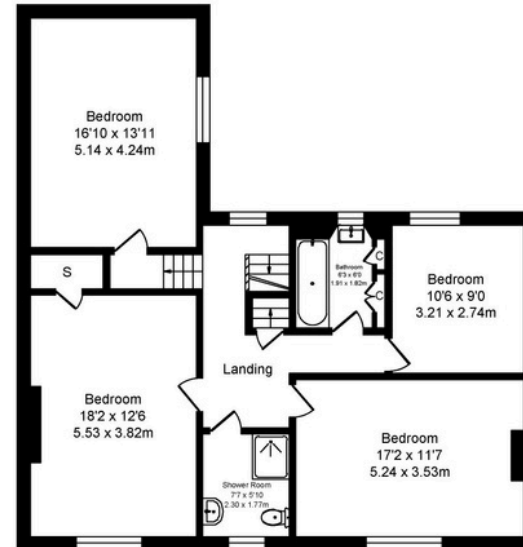
# Farmhouse



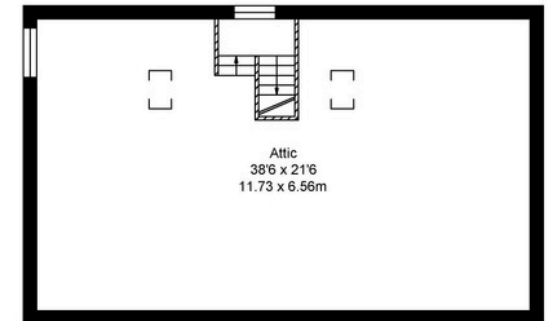
First Floor  
Approx. Floor  
Area 301 Sq.Ft  
(28.0 Sq.M.)



Ground Floor  
Approx. Floor  
Area 1511 Sq.Ft  
(140.4 Sq.M.)



First Floor  
Approx. Floor  
Area 1025 Sq.Ft  
(95.2 Sq.M.)



Attic  
Approx. Floor  
Area 784 Sq.Ft  
(72.8 Sq.M.)

## Farmhouse

This substantial, characterful Grade II listed family home offers generous and versatile accommodation arranged over three floors, extending to approximately 3,320 sq.ft. in total. The property is in need of modernisation but retains many original features, presenting an excellent opportunity to create a truly special home.

The ground floor provides an excellent balance of living and entertaining space. A welcoming entrance porch leads into a central hallway, giving access to a spacious sitting room and a separate lounge, both well-proportioned and ideal for family living. The dining room sits adjacent to the kitchen, offering the potential to create a more open and sociable layout. The current galley kitchen connects the main house to an additional section of the property, which offers potential for use as a holiday cottage or annexe.

To the rear, the property benefits from further flexible accommodation, currently arranged as a series of rooms including a large ground floor space and a substantial first floor room above. This section presents exciting potential for a variety of uses, such as a home office, annexe (subject to the necessary consents), or extended living accommodation.

The first floor of the main house features four well-proportioned bedrooms, including a particularly spacious principal bedroom enjoying views towards Pendle Hill and the morning sun. The remaining bedrooms, three of which are doubles, are served by a family bathroom, with an additional shower room providing further convenience.

A large attic space occupies the top floor, offering excellent storage or potential for further conversion, subject to the necessary permissions.







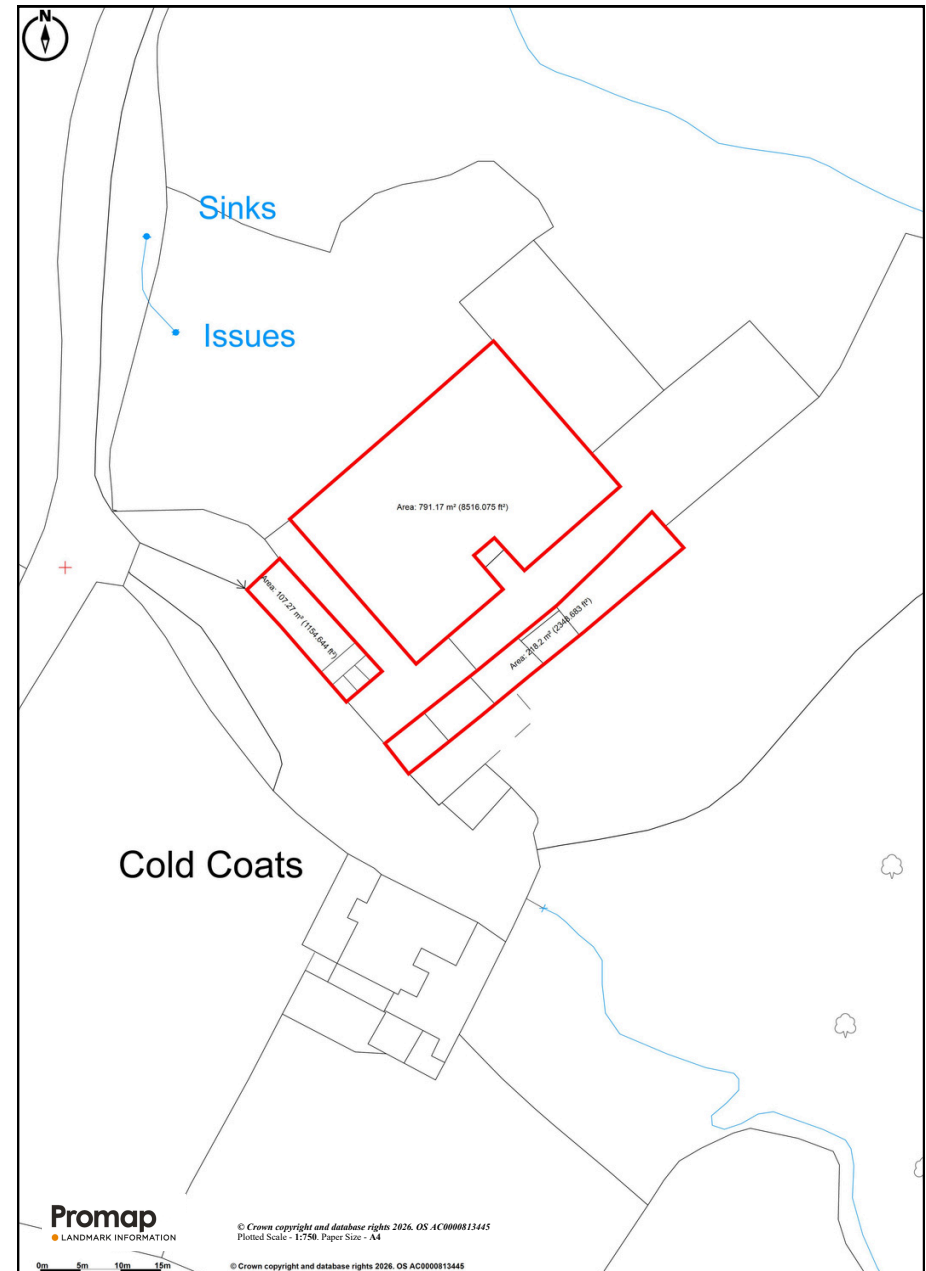
## Buildings

To the north-east of the farmhouse is an attractive range of traditional buildings which historically formed part of the working farmstead. Constructed stone beneath slate roofs, the buildings retain considerable character and offer flexibility for a variety of future uses. They could be utilised in connection with the main farmhouse, such as ancillary accommodation, storage, garaging or hobby space, or alternatively may lend themselves to a separate business or commercial enterprise, subject to the necessary planning consents.

At the heart of the farmstead is an impressive and substantial stone barn, set beneath a traditional slate roof and accessed via distinctive red timber doors. Internally, the building is arranged in a split U-shaped configuration, with former shippens lining the outer walls and a central courtyard-style space, creating a traditional and highly attractive agricultural layout.

Opposite the principal barn is a smaller stone building which has the appearance of a pair of historic cottages, adding further charm and architectural interest to the yard. Completing the range, a further traditional stone barn with slate roof is positioned at the entrance to the farmstead, forming an attractive arrival and private setting.

The buildings will be sold subject to an overage provision. Should planning permission be granted for development (other than for agricultural, equestrian or forestry purposes) within 20 years of completion, the Seller will be entitled to 30% of the uplift in value arising from the grant of planning permission. The overage will be triggered on implementation of planning permission or disposal of the property with the benefit of planning permission.





## Land

The property is offered with approximately 19 acres (7.69 hectares) of land, which wraps around the farmhouse and traditional buildings, creating an attractive, ring-fenced holding. The land extends to the south-east, rising gently towards Pendle Hill at its furthest point from the farmhouse, and enjoys a picturesque rural setting with views across the surrounding countryside.

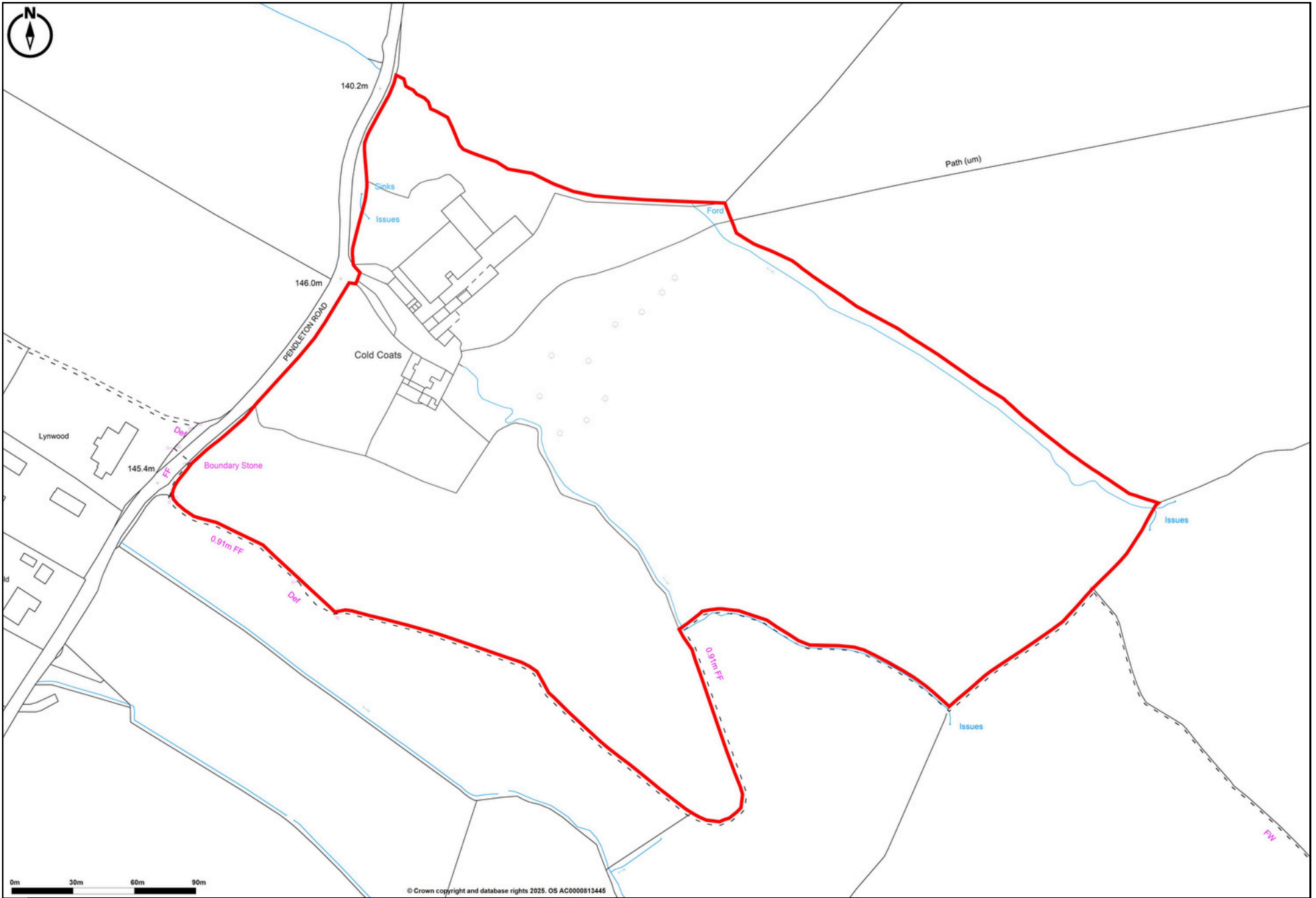
The land is divided into five parcels of varying sizes, providing flexibility for a range of uses. The fields are enclosed by stockproof fencing, although some sections may require repair or improvement. A number of mature trees are scattered throughout the land, offering natural shelter for livestock, enhancing privacy, and contributing to the character and appeal of the holding.

The land is well suited to a variety of uses, including equestrian, environmental, amenity or smallholding purposes. The layout of the parcels lends itself to grazing, paddocks or lifestyle farming, and the proximity to the farmhouse and buildings provides a practical and accessible arrangement.

There are currently no environmental schemes in place, offering purchasers the flexibility to manage the land as they wish or to explore future participation in environmental or stewardship schemes.

A public footpath crosses part of the land, as shown on the accompanying plan.







## Background

**Access, Easements and Wayleaves:** The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, overage and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

**Asbestos:** No survey has been completed by the vendor to determine whether asbestos is present at the property.

**Boundaries and fencing obligations:** Purchasers are to satisfy themselves of the condition of boundaries. The Purchasers will have to erect a new stockproof fence between points A and B within three months of the completion and they and their successors in title will remain responsible for maintaining a stock proof fence adjoining the vendors retained land.

**Condition of the Property:** The property is being sold as seen in its current condition including all fixtures and chattels.

**Flooding:** The UK Government flood map for planning shows the property located in Flood Zone 1.

**Health and Safety:** Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the house, land or farm buildings. It is advised that the farm buildings are redundant and should not be entered.

**Local Authority:** Ribble Valley Borough Council, Church Walk, Clitheroe, Lancashire, BB7 2RA. 01200 425111

**Method of Sale:** Private Treaty. If there is a high level of interest best and final offers may be sought.

**Money laundering regulations and compliance:** The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

**Overage:** The buildings will be sold subject to an overage provision. Should planning permission be granted for development (other than for agricultural, equestrian or forestry purposes) within 20 years of completion, the Seller will be entitled to 30% of the uplift in value arising from the grant of planning permission. The overage will be triggered on implementation of planning permission or disposal of the property with the benefit of planning permission.

**Plans, area and schedules:** Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

**Services:** The property benefits from mains electricity. Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

**Title & Tenure:** The property is for sale freehold with vacant possession on completion of sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	31 F	
1-20	G		





## **Huntroyde Estate Office**

Padiham, Burnley, Lancashire, BB12 7QX

Tel: 01282 771024

Email: [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

## **Clitheroe Office**

Brookside Barn, Downham,

Lancashire, BB7 4BP

Tel: 01200 423655

Email: [admin@inghamandyorke.co.uk](mailto:admin@inghamandyorke.co.uk)

[inghamandyorke.co.uk](http://inghamandyorke.co.uk)