



## The Stables

### Old Coach House Burnley Road, Burnley

Set within approximately half an acre of mature grounds, The Stables is a truly exceptional 4 bedroom, 2 bathroom character home dating back to 1858, originally built as the coach house and stables for Holme Hall. Rich in local history and surrounded by open countryside, this is a rare opportunity to acquire a home of real heritage, charm and presence in one of Cliviger's most picturesque settings. The property sits behind a private, tree-lined approach with stone-pillared access, traditional stone walling and beautifully established gardens. The grounds offer a wonderful sense of seclusion, with lawned areas, planted borders, mature trees, raised growing beds and a paved seating terrace, creating a peaceful outdoor setting for relaxing, entertaining or simply enjoying the surroundings. The stone-built exterior, former stable detailing and arched opening all serve as reminders of the property's original use and historic importance. Cliviger is a highly regarded rural location, surrounded by open countryside and beautiful views towards Cliviger Gorge, while still offering excellent convenience. The village has two local pubs, The Ram Inn and The Queen, with The Ram Inn well known locally and associated with the television programme *One Man and His Dog*. St John's Church of England Primary School is situated on Burnley Road, approximately 300 metres from the property, while railway stations in both directions are around 4 to 5 miles away, providing connections towards Manchester and Leeds. The property is also well placed for access to the M65. **Council Tax Band: D | Tenure: Freehold | Opportunity to acquire land by separate negotiation**



## Ground Floor

The ground floor of this remarkable character home is steeped in history, blending period charm with generous and practical living space. A welcoming porch to the side leads into a practical utility room, complete with downstairs WC and space/plumbing for white goods, making it ideal as a boot room or laundry area. The generous breakfast kitchen is fitted with classic cabinetry, tiled flooring and garden-facing windows, this is a warm and functional heart of the home. The formal dining room provides an elegant entertaining space, where the striking arched picture window was once the original old stable. The lounge is equally impressive, offering superb proportions, exposed ceiling beams, deep-set windows, traditional timber doors and a wonderful sense of heritage throughout. With approximately 1,594 sq ft overall, the ground floor provides a rare blend of character, scale and everyday usability, perfectly suited to those seeking a distinctive home with charm, history and presence.

## First Floor

The first floor continues the property's generous sense of space and character, with a superb landing area creating an impressive flow between the bedrooms and bathrooms. There are four well-presented bedrooms, all of double proportions, making the layout ideal for families, guests or those needing home working space. The principal bedroom is particularly striking, with charming wall panelling, fitted storage and pleasant outlooks that reflect the home's period setting. The remaining bedrooms continue the same spacious feel, with soft neutral tones, deep-set windows and views over the surrounding greenery. A shower room serves one side of the first floor, while a separate main family bathroom provides a clean, modern suite with bath, WC, bidet and wash basin. Blending scale, comfort and historic charm, the first floor offers highly versatile accommodation within a truly distinctive character home.



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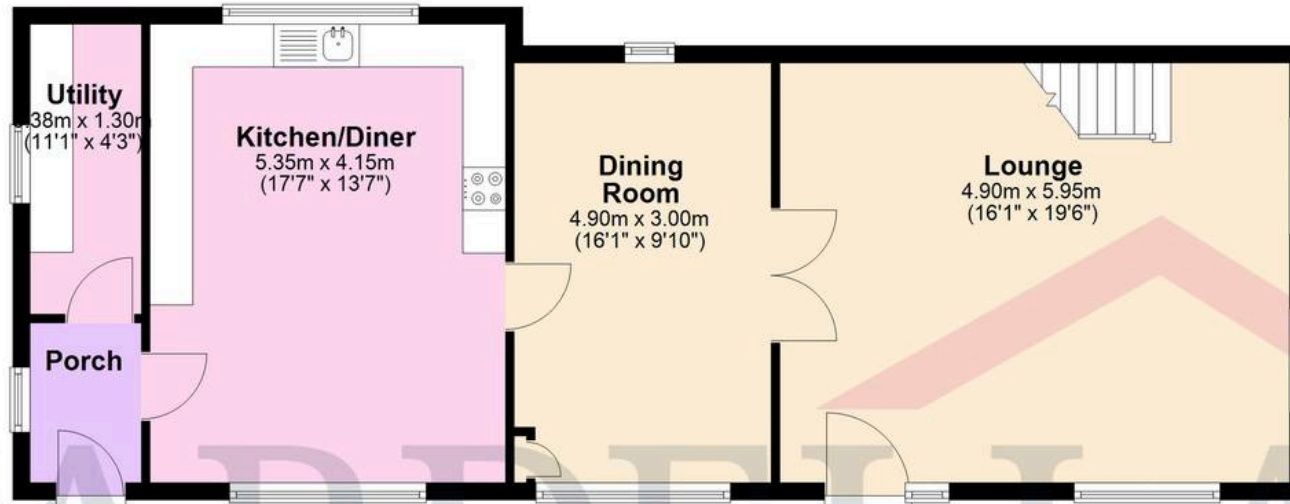


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## Ground Floor



## First Floor



Total area: approx. 148.2 sq. metres (1594.7 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

**The Stables**



### Garden

Externally, The Stables sits within a truly enchanting setting, with the property and gardens extending to approximately half an acre. Approached via a leafy entrance framed by mature trees and traditional stone walling, the home enjoys a wonderful sense of privacy from the outset. A generous driveway and courtyard provide ample off-road parking, while the attractive stone-built exterior immediately reflects the property's heritage as the former coach house and stables for Holme Hall. The gardens are beautifully established, with sweeping lawns, mature planting, stone pathways, raised beds and secluded seating areas that make the most of the peaceful surroundings. A paved patio sits directly off the house, creating an ideal space for outdoor dining, entertaining. For clarity, there are Tree Preservation Orders on trees within the land. These must be identified and confirmed by your chosen legal representative.

There is also an opportunity for the buyers to acquire additional land by separate negotiation.

### Driveway

4 Parking Spaces

### AML

Aml (Anti Money Laundering) - "Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.





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