

O.I.R.O. £650,000



Armitstead  
Barnett

Dry Clough Farm, Shelfield Lane, Southfield, Burnley, BB10 3RF





## Dry Clough Farm

Shelfield Lane, Southfield, Burnley,  
BB10 3RF

Offers in the region of £650,000

- Small Holding in total extending to 7.68 Acres (3.12 hectares), or thereabouts.
- Additional 8.29 Acres (3.35 hectares) available by separate negotiation.
- Four Bedroom Character Farmhouse.
- Double Garage and Agricultural Building.
- Superb for lifestyle farming / equestrian purposes.
- Elevated Panoramic Views.
- Attractive and Private location.



4



2



The property comprises a superb and well maintained small holding, including a beautifully appointed four bedroom stone farmhouse, four bay timber framed agricultural building and double garage with surrounding driveway and yard areas, all set within approximately 7.68 acres or thereabouts, with additional land available by separate negotiation.

Dry Clough Farm occupies an enviable rural position being nestled above the village of Trawden and benefiting from panoramic views overlooking Trawden Forest and Boulsworth Hill. The property is positioned in a small hamlet of five houses, sharing an excellent communal access road. The rural position offers peaceful surroundings, whilst the property is within close proximity of Trawden village and the towns of Colne and Burnley, also having convenient access to the M65, being within easy commuting distance of Blackburn, Burnley, Preston, Bolton, and Manchester.

This is a true lifestyle property and will be of interest to those who enjoy peaceful surroundings with beautiful open views, require additional space and outbuilding facilities or who have equestrian or lifestyle farming interests.



The farmhouse comprises a four bedroom semi-detached character property which has been fully modernised and updated to include character features throughout and underfloor heating to the ground floor.

From the front, a stone entrance porchway leads into an entrance hallway, with natural stone flooring and stairs rising to the first floor. Off the hallway is a utility room with window to the south side and a downstairs cloakroom with wash hand basin and WC.



Leading off the hallway is a well appointed kitchen / breakfast room which includes a range of contemporary fitted base and wall mounted kitchen units with granite work surfaces, breakfast bar, pantry cupboard and utility cupboard. The units include an integrated double butler sink with Quooker tap, plumbing for washing machine, fridge, freezer, dishwasher, Neff oven, microwave and an ESSE electric range cooker. The dining kitchen includes exposed ceiling beams and windows to the front and rear, providing open views across the land.



Armitstead Barnett

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



Off the kitchen is a formal dining room/reception room, with further windows to the rear, timber flooring, door leading to the rear garden and a central feature stone fireplace.

The dining room leads through to the stunning garden room, with a character vaulted ceiling and full height feature gable window providing exceptional long distance views across the land and valley beyond. Bifold doors lead out to the garden patio area and afford plenty of natural light, with the room including exposed stone walls with central stone fireplace and stone hearth enclosing a log burning stove, providing a real sense of warmth.



To the first floor are four bedrooms, with the main bedroom including an en-suite shower room with shower, wash hand basin, and WC. Off the landing is a further large walk in storage cupboard and family bathroom, providing for bath, shower cubicle, wash hand basin and WC.



Armitstead Barnett

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

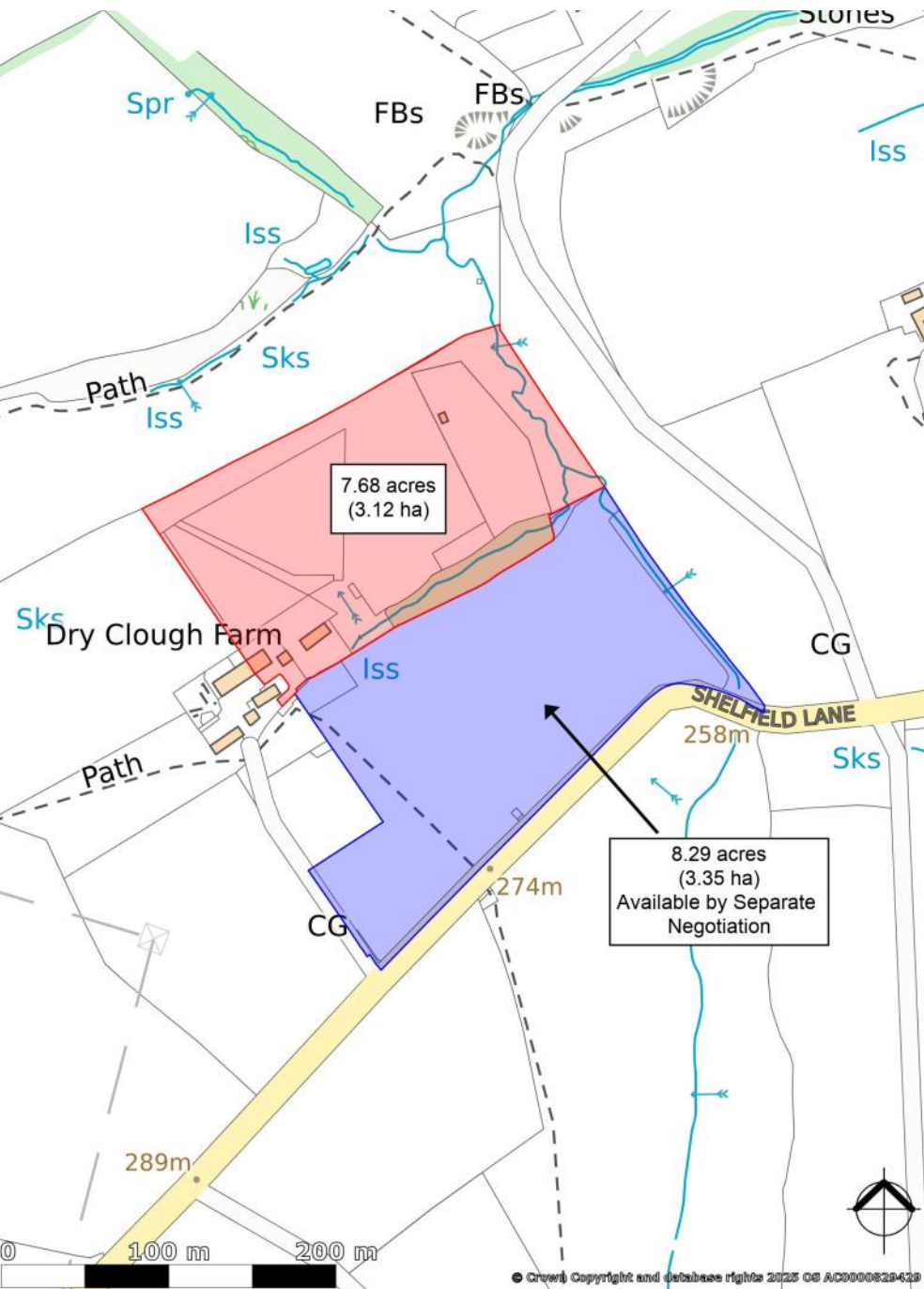


Externally, the property includes well maintained garden areas, with a front traditional dry stone walled courtyard and rear enclosed garden with grass lawn and decked / flagged patio terrace benefiting from open and expansive views. The patio includes electricity supply for a hot tub.

The property includes a substantial stone built double garage with slate roof and roller shutter garage doors. The garage includes water, power and lights and includes overhead storage facilities. There is a large private driveway which provides parking for several vehicles running to the front of the property and garage. To the rear of the garage is a four bay timber framed agricultural building, being open fronted and currently utilised for the storage of agricultural equipment and hay, alongside the housing of livestock.

The total property is sat in approximately 7.68 acres (3.12 hectares), or thereabouts, and comprises pasture and meadowland currently utilised for the grazing of livestock, offering potential for amenity, equestrian or lifestyle farming, whilst providing an element of privacy and control to the property. There is also an additional 8.29 acres (3.35 hectares) available by separate negotiation.

Properties of this nature are not regularly offered to the market, and this is a rare opportunity to obtain a beautifully appointed farmhouse with outbuildings and land, which offers huge scope to a variety of purchasers depending on their own requirements, needs and specifications.



## General Remarks

**Services:** The property benefits from mains electricity. Heating is via an oil-fired central heating system. Water is via a shared bore hole water supply. Drainage is via a shared private septic tank drainage system.

**Tenure:** Property is owned Leasehold (999 year lease commenced in 2004, with approximately 981 years remaining). It is understood that the Freehold property is owned equally between the five residential properties at Dry Clough Farm (each being Leaseholders) under the following company; Dry Clough Farm (management) Ltd. The owned management company is responsible for maintaining the jointly owned assets at the property, with a monthly management charge of £91.09.

**Parking allocated and number of spaces:** Property includes private driveway, double garage and large yard.

**Construction Type : Dwelling** Constructed of stone under a pitched stone slate roof.

**Building Safety:** None known to the vendor.

**Restrictive Covenants / Agreements:** The Leasehold Title restricts the parking of commercial vehicles parking on any property at Dry Clough Farm. It is understood that small work vans are generally considered to be acceptable by all the residents on site.

**Listed building :** The property is not listed.

**Conservation Area / AONB :** The property is not located within a conservation area.

**Easement, and Wayleaves or Rights of Way :** The property does benefit from a right of access over the shared driveway (held within the management company) and benefits from access to the oil storage tank.

**Footpaths / Bridleways :** We understand that public rights of way cross over the agricultural land.

**Flooding :** The property has not flooded within the last 5 years. According to the Environment Agency's website the property sits in Flood Zone 3.

**Unimplemented Planning Consents :** None known to vendor.

**Planning Consents affecting the property :** None known to the vendor. This list is not exhaustive and we have listed those consents that the vendors feel effect the property.

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey. Property located within Lancashire, being a coal mining reporting area.



**Communications :**

Wifi: Property currently utilising mobile WIFI provided by the 3 Network.

Mobile signal: Available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Local Authority:** Pendle Borough Council. **Council Tax** Band F

**Viewings:** Viewings are strictly by appointment with the sole selling agents. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location:** documents.neckline.buckets

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

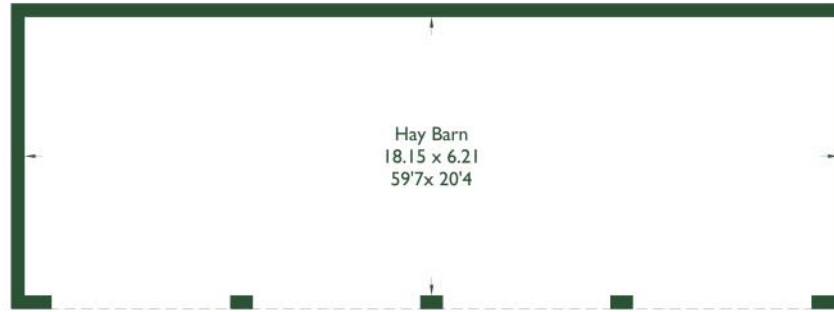
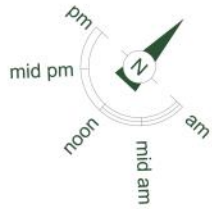
# Dry Clough Farm

Approximate Gross Internal Area : 176.46 sq m / 1899.40 sq ft

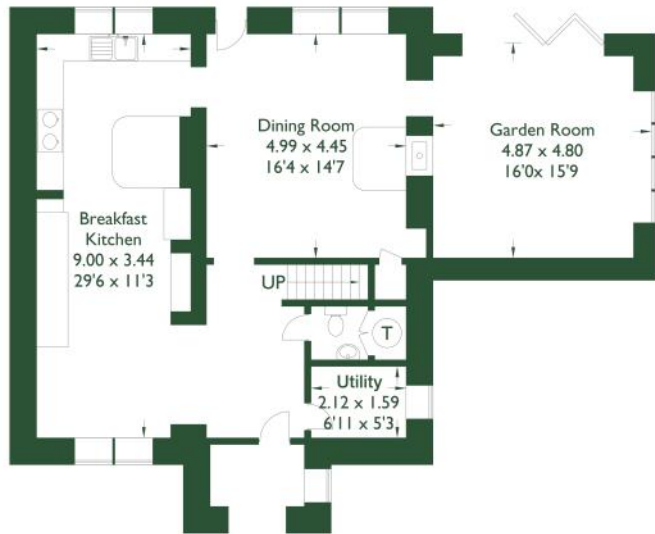
Garage : 35.75 sq m / 384.80 sq ft

Barn : 112.71 sq m / 1213.20 sq ft

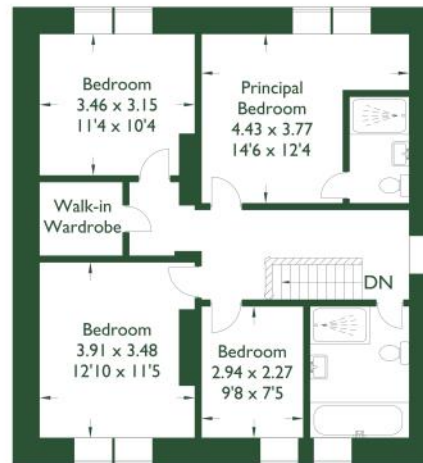
Total : 324.92 sq m / 3497.41 sq ft



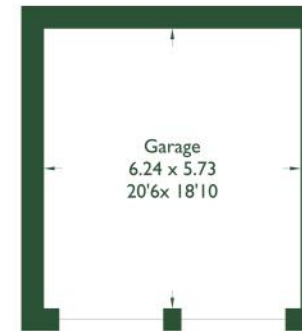
Hay Barn



Ground Floor



First Floor



Garage

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA  
01995 603 180  
garstang@abarnett.co.uk

**South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
01704 895 995  
burscough@abarnett.co.uk

**Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
01539 751 993  
cumbria@abarnett.co.uk

**Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
01200 411 155  
clitheroe@abarnett.co.uk

Armitstead  
Barnett