



Park Head Farm  
5 Park Head | Whalley | Clitheroe | Lancashire | BB7 9FB

# PARK HEAD FARM





# KEY FEATURES

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A unique opportunity to acquire a historic Grade II listed, 16th century, semi-detached farmhouse on the outskirts of Whalley. Sitting on a large plot, there is approximately 9.6 acres of extra land suitable for equestrian/grazing use. The house currently has 3 bedrooms but easily has space to add more within the existing footprint if desired.

Park Head Farm is a traditional Grade II stone-built farmhouse oozing character with stone mullioned windows, beamed ceilings, and traditional fireplaces. Located in a quiet yet convenient location at Park Head in Whalley, the property is in a great location for commuting and schools and is close to the popular market town of Clitheroe in the Ribble Valley.

The property is larger than it first appears and extends to approximately 2700sqft (250 sqm). In its current format the property has three bedrooms on the first floor and four reception rooms on the ground floor. If more bedrooms were required, the games room on the ground floor could easily be reconfigured to provide either one very large bedroom or two further bedrooms and a bathroom or a separate annex if required. The garage / workshop and extra land make this property an appealing proposition and inspection is strongly advised.

Briefly comprising:

Ground floor - Front Entrance Porch with Oak front door, flagged floor, Half glazed and leaded double doors leading to hall. Hallway with stairs with double handrails to first floor. Lounge with feature stone fireplace, oak panelled wall with complementing door. Mullioned and leaded window with rural views and side leaded window with seat. Beamed ceiling. Dining Room: 16th century stone fireplace, mullioned and leaded window with rural views. Oak half panelled walls, wood floor, beamed ceiling resting on corbelled supports. Inner Hall: Gives access to all ground floor rooms. Feature stone arch, stained window. Under stair storage. Cloakroom / Separate WC: Washbasin with storage underneath and wc. Kitchen which opens to breakfast room. Wall and base units, integrated fridge, range cooker, extractor hood, twin bowl stainless steel sink, walk in pantry. Dual aspect double glazed windows and tiled floor. Breakfast Room spacious with French doors to patio and multi fuel stove. Side Porch: Oak half glazed and leaded external and internal double doors leading into inner hall. Games Room currently used as a snooker room with full size table this could easily be reconfigured for use as a 'Granny annex' or additional bedrooms. width due to its size which is approximately 5.17m (16ft 11 in) x 6.82m (22ft 4 in) Laundry/Boot room with twin bowl stainless steel sink and cupboards below. Plumbed for washing machine. Combination gas boiler, double glazed window, and stable door to rear garden.



















First Floor - Landing spacious and well-lit landing with Oak panelled wall with complementing doors, feature staircase to attic. Rural views to Whalley Nab, Master bedroom with stone mullioned and leaded window with rural views, fitted wardrobes. En-suite bathroom comprising three-piece white suite with over bath shower. Cast style radiator, towel rack. Bedroom 2 a generous double room with rural views towards Whalley Nab. Built in desktop / dressing table. Bedroom 3 a smaller room with fitted furniture and rural views. Family bathroom: Fully tiled, Karndean flooring, four-piece white suite with large shower cabinet (1.0m x 1.0m), cast style radiator/towel rail, double glazed window. Attic - Feature staircase leads up to attic space for ease of storage. Boarded with electric sockets and lighting.



















Outside - To the front of the house is a substantial parking area leading to a large stone built detached garage with Hormann electric door. Part boarded roof space for storage. Personnel door, Florescent Lighting, and several power sockets (no water) this is a superb building for those requiring extra space. Garden to front and rear with lawns orchard and continuing mature shrubs/trees with fruit bushes bordered by dry stone walls and fencing. There are two patio areas, and a wood store. Land to the rear and side of Park Head Farm amounts to approx' 9.6 acres and is accessible through Park Head Farm and the A671 Burnley Rd. The land is currently used for grazing sheep. The southern border of the land is defined by Sabden Brook which provides access to water if required. The land extends to halfway across the riverbed for approximately 260 metres and includes fishing rights.





Whalley village is a short drive away and sits below Whalley Nab on the banks of the River Calder. The village is made up of awe-inspiring medieval Tudor buildings, quaint cottages, and luxurious new housing developments. With a bustling high street and a thriving community, it's a highly sought after spot for families, couples and retirees alike. Clitheroe centre is 4.8 miles away. The town has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities with lovely open countryside in the Ribble Valley, Yorkshire Dales, and West Coast on the doorstep.

The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable and aspirational place to live and visit. Schools locally have an excellent reputation and there are a wide variety of both state run and independent to choose from. Within the catchment for Ribble Valley schools and is within easy reach of the highly regarded local public schools including Stonyhurst, Oakhill College and Moorlands. East Lancashire, Manchester, and Yorkshire business centres as well as the northern motorway network are within striking distance. Travel distances are approximate, Blackburn 12 miles / Skipton 20 miles / Leeds 47 miles / Manchester 35 miles / Leeds Bradford Airport 39 miles / Manchester International Airport 49 miles/ Kendal and the Lake District 60 miles. M6 North and South 15 miles.

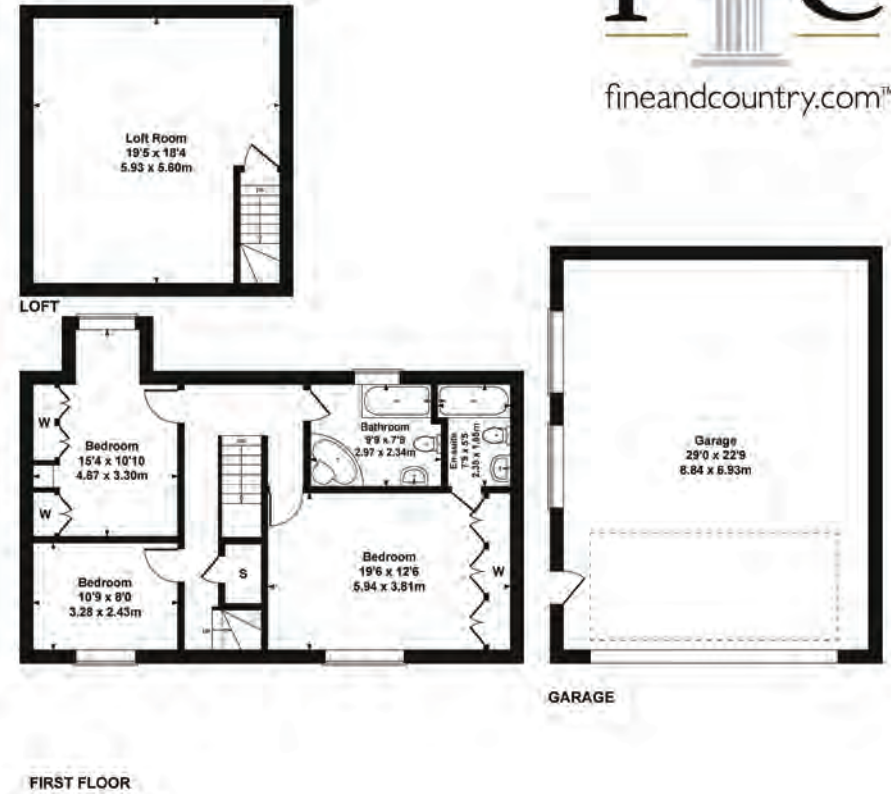
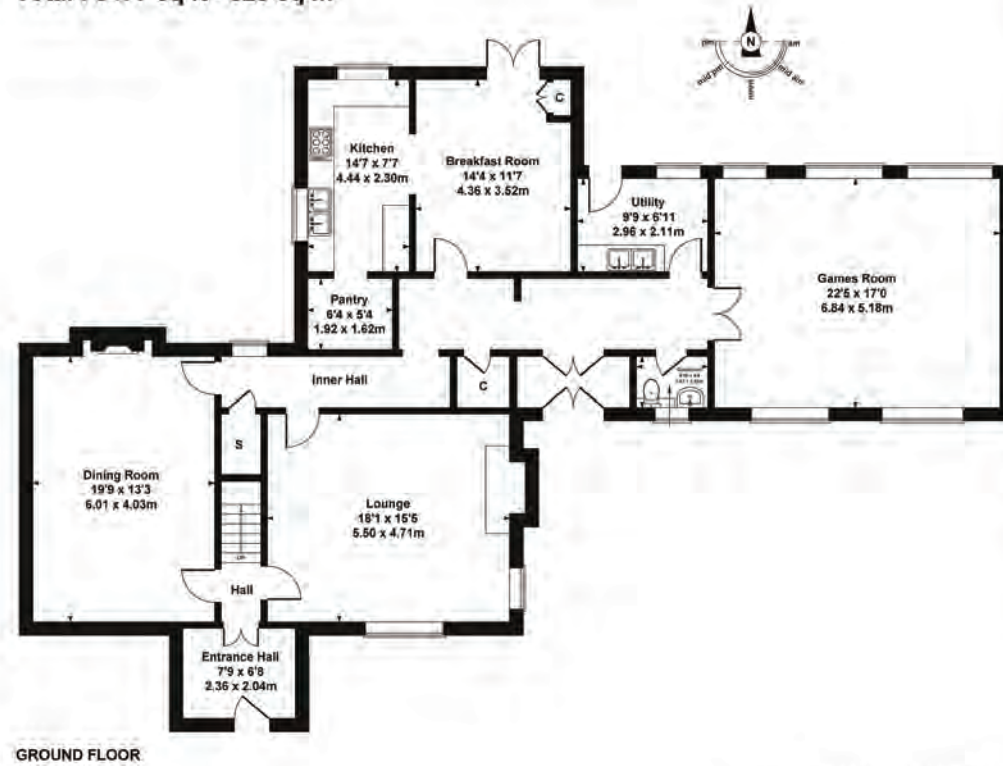
# Park Head Farm, Park Head, Whalley,

Approximate Gross Internal Area

House : 2820 sq ft - 262 sq m

Garage : 657 sq ft - 61 sq m

Total : 3477 sq ft - 323 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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EPC Exempt  
Council Tax Band: D  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.01.2024





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