

# Bashfield Farm Kelbrook Road Salterforth





## **Bashfield Farm**

Kelbrook Road,

Salterforth

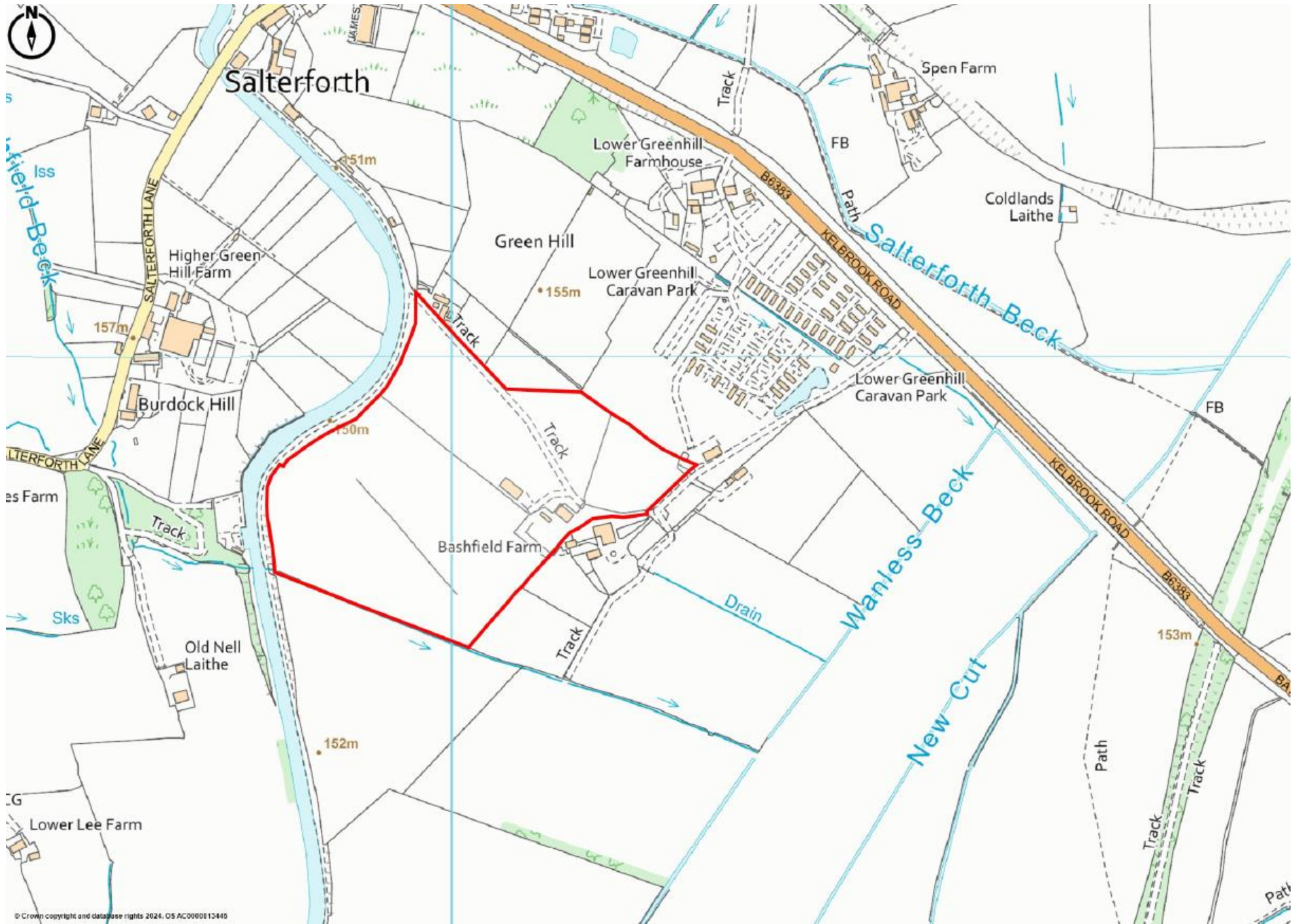
BB18 5TG

**Guide Price: £895,000 for  
the whole**

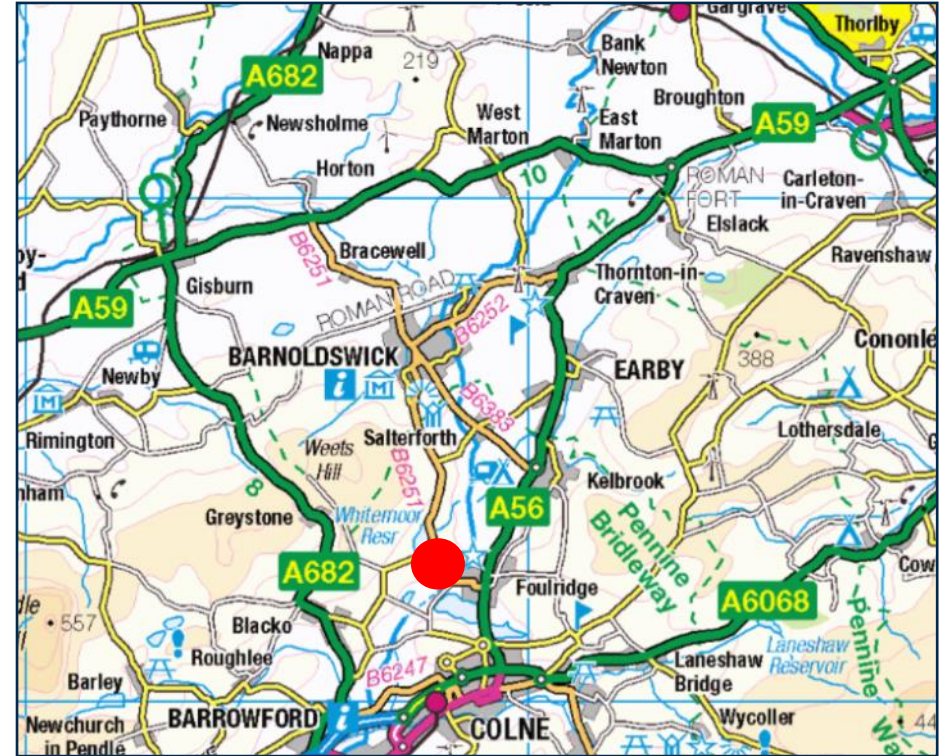
- Stunning seven bedroom detached farmhouse offering approximately 2,550 square feet (237 square metres) of superbly finished living accommodation over four floors.
- Attractive walled garden, potting shed, greenhouse, raised beds and established fruit trees
- Approximately 18.50 acres (7.48 hectares) of mixed farmland set within a ring fence and frontage to the Leeds Liverpool Canal.
- Modern Agricultural Building offering approximately 2,475 square feet (230 square metres) of floor space.
- Delightful country property in a secluded rural setting enjoying open views and a southerly aspect.



# Plan of the Land



## LOCATION PLAN & EPC



Not to scale—for identification purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Burnley: approx. 10 miles    Clitheroe: approx. 14 miles    Skipton: approx. 10 miles

## GENERAL DESCRIPTION

Bashfield Farm is an impressive detached farmhouse offering seven bedrooms of family accommodation over four floors.

The property is conveniently located close to the village of Salterforth with excellent road access to the nearby towns of Skipton, Clitheroe and the Colne Valley.

## THE FARMHOUSE

The farmhouse has been modernised in recent years to an extremely high standard and briefly comprises:

### Lower Ground Floor

A spacious Cellar with separate external doorway leading to the gardens.

### The Ground Floor:

Entrance Vestibule with Cloakroom leading to the main Hallway, open plan Kitchen/Dining Room, two further Reception Rooms and a large general Storage Room suitable for a number of uses.

### The First Floor:

Four large Double Bedrooms including two En-Suites, separate House Bathroom. Further staircase leading to:

### The Second Floor:

With three Double Bedrooms and a separate bathroom complete with first fix plumbing only.

The farmhouse has a southerly aspect and commands an elevated position overlooking a semi-walled garden, stone built potting shed and views across the farmland to the canal and beyond.

## OUTSIDE

The property enjoys good sized lawned gardens and a large formal southerly facing paved patio. Stone steps provide access to the walled garden incorporating greenhouse, garden store, raised vegetable beds and established fruit trees and shrubs. The extensive parking areas complete the enticing package.

## THE FARMLAND

Extending to approximately 18.50 acres (7.48 hectares) of mixed farmland including meadows and pasture, the land is set within a ring fence and has a southerly aspect.

## AGRICULTURAL BUILDING

Measuring approximately 75ft (22.86 m) x 33ft (10.0 m), the building provides general covered storage and presents a number of opportunities for agricultural use and a workshop as approved by the planning permission.

The walls of the building are unfinished but these will be completed prior to completion of the sale.

## SERVICES

The property is connected to mains water and mains electricity and foul drainage is to a septic tank. There is a spring water supply also serving the property.

Heating and domestic hot water is provided by an oil fired boiler and external 2,700 litre oil tank.

None of the services have been tested and interested parties should carry out their own checks as part of their due diligence.

## TENURE

The property is held freehold and vacant possession will be provided on completion of the sale.

## METHOD OF SALE

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any appropriate means.

If you would like to make an offer please contact the office of WBW Surveyors Ltd.



## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not. The Leeds Liverpool Canal and associated towpath runs along the western boundary of the land.

## COUNCIL TAX

The farmhouse is listed within Band F for Council Tax purposes and these are payable to Pendle Borough Council.

## DIRECTIONS

Access to Bashfield Farm is off the B6383 Kelbrook Road via a shared driveway that leads to a private drive that is marked by a For Sale board.

## VIEWING

The property may be viewed strictly by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment or to make an offer please contact David Claxton on 01756 692900 or by email:

[david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)

## GENERAL NOTE

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.

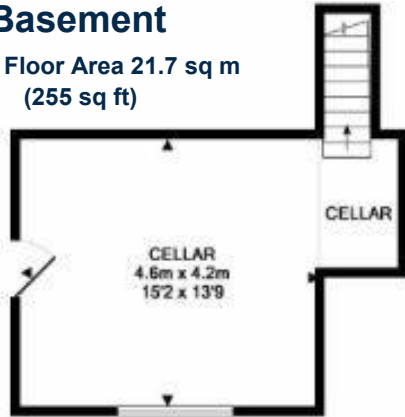
Details Prepared: May 2024



# FLOOR PLAN

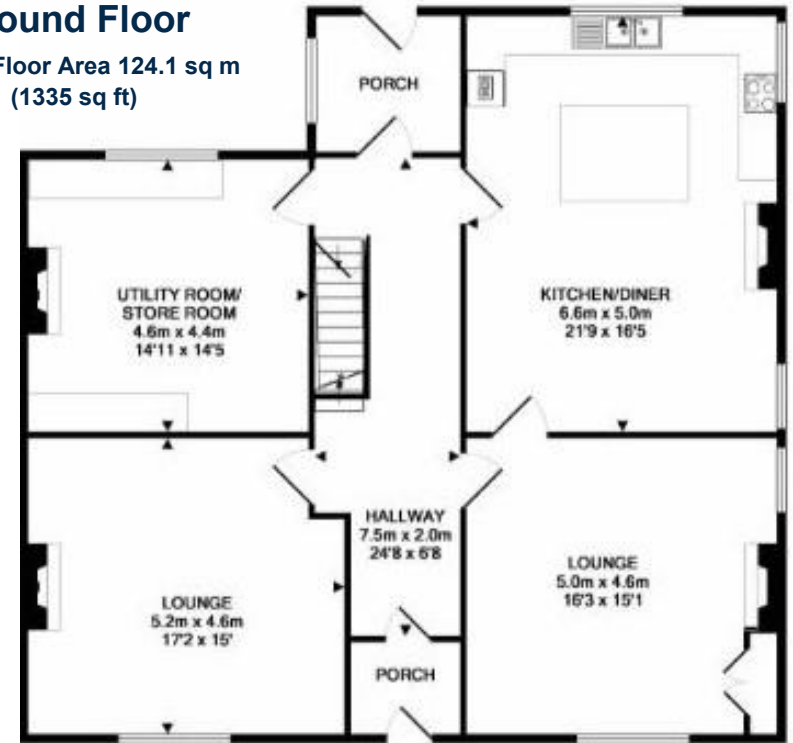
## Basement

Approx Floor Area 21.7 sq m  
(255 sq ft)



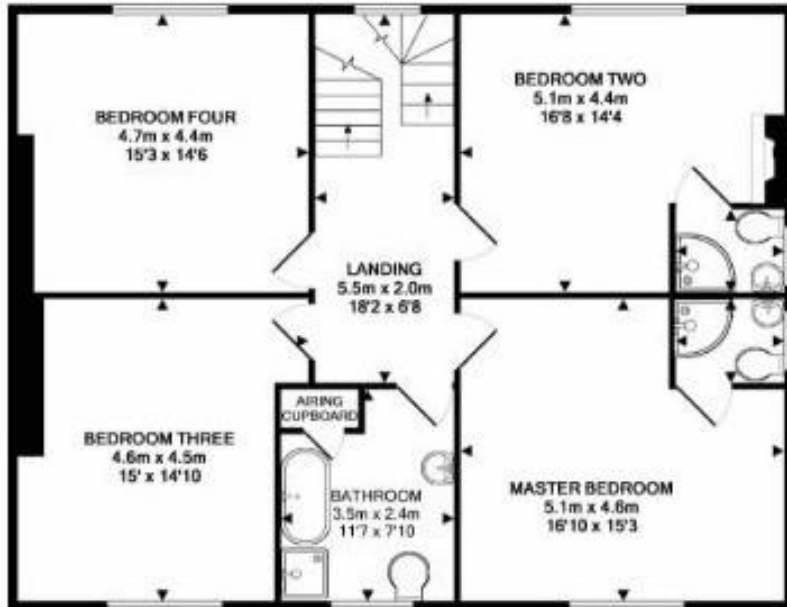
## Ground Floor

Approx Floor Area 124.1 sq m  
(1335 sq ft)



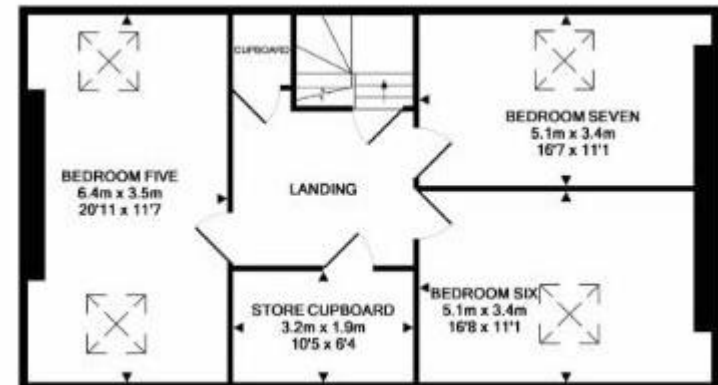
## First Floor

Approx Floor Area 105.7 sq m  
(1137 sq ft)



## Second Floor

Approx Floor Area 73.0 sq m  
(785 sq ft)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Not to scale—for identification purposes only

## Bashfield Farm, Kelbrook Road, Salterforth

A stunning seven bedroomed farmhouse over three floors together with modern agricultural building and 18.5 acres (7.48 hectares) of mixed farmland.



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**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

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