

Springfield Barnoldswick, Lancashire



wbw



Springfield Barnoldswick Lancashire BB18 5SA

Guide Price: £899,950

- Superbly appointed Victorian style Villa enjoying an enviable rural location with panoramic views over open countryside.
- Well proportioned four bedroom accommodation fully refurbished by the current owners with a wealth of period features.
- Modern equestrian facilities providing four stables and tack room plus Olympic size all weather floodlit manège.
- Individual grazing paddocks with post and rail fencing. Direct access to the bridleway network with plentiful off road riding opportunities. Stone built triple garage and ample tarmac parking areas. Generous private gardens with electric entrance gates.
- Close to amenities of the popular market town of Barnoldswick with good access to the motorway network and the major conurbations of the North West.



FLOOR PLAN & EPC

Ground Floor

Approx. 118.0 sq. metres (1270.6 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



SITE PLAN

Path

CG

CG

CG

CG

Spr

Dark Hill

200m

Track

Lower Calf Hall

Track

Not to scale—for identification purposes

Skipton: approx. 9 miles

Burnley: approx. 13 miles

Leeds: approx. 35 miles

Manchester: approx. 46 miles

GENERAL DESCRIPTION

This superbly located property sits proudly with panoramic views towards Weets Hill and the surrounding countryside. The property is conveniently located approximately 7 miles of the M65 motorway and close to a wealth of local amenities. The whole site extends to approximately 7 acres (2.83 ha).

THE HOUSE

Constructed in 1911 in the style of a Victorian Villa, the house has been fully refurbished by the present owners following their purchase in 2008 retaining a wealth of original features and presented with high quality finishes including hand-made oak kitchen units with granite work top; oak flooring; underfloor heating to dining/kitchen and three bathrooms. The layout is as shown on the floorplan included and comprises 2,107 sqft (195.8 sqm) over two floors with additional storage in the loft space.

OUTSIDE

Springfield sits within its generous plot behind electric wrought iron gates with ample car parking and a stone built detailed triple garage (51sqm/549 sqft) with a roof-mounted solar pv installation generating c.£2,000 pa in FIT income.

There are lawned areas to the side, front and rear and established planted borders creating a private plot, but retaining panoramic views over open countryside.

THE EQUESTRIAN FACILITIES

Created from new by the current owners and set down from the main house, the equestrian facilities comprise a stone built block of four good sized

stables with rubber matting, a tack room (85 sqm/915 sqft) currently laid out with one stable converted to a machinery store with roller-shutter security door, together with easy access midden and, on a lower level, a 40m x 20m enclosed manège with floodlights and a chopped rubber surface.

THE LAND

Situated within a ring fence and divided internally with post and rail fencing, the land slopes gently away from the property to provide useful grazing for horses or livestock. Each enclosure has its own water supply. There is direct access to the public bridleway which provides significant opportunities for safe off-road riding. Access to the land can be gained past the house or via the track running from Esp Lane, giving the opportunity for it to be occupied separately.

SERVICES

The property has mains electricity, spring water and oil fired central heating together with its own septic tank. The water is a plentiful supply that is pumped to tanks in the loft where the UV filters are located. The stable block has mains electricity connected. The stable and fields have troughs connected to the spring supply. There is EE Broadband & WIFI to the property.

COUNCIL TAX

The house is currently in Council Tax Band G. The annual payment for 2024/2025 for a Band G property within the Pendle Borough Council authority is £4,008.88.





PLANNING

There would be the potential to connect the existing stable block for alternative uses under general permitted development rights, subject to prior notification procedures. Potential uses would include residential, holiday lots or business premises. Purchasers must make their own enquiries in that regard.

TENURE

The property is freehold & vacant possession will be given on completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

There is a public footpath crossing the field furthest away from the property. An extract from the definitive map taken from Lancashire Council's website is included on our website.

VIEWING

Springfield can only be viewed strictly by appointment with the Selling Agents. To arrange a viewing, please contact the office on 01756 692900.

WHAT3WORDS

[///riverbank.lush.eminent](https://www.what3words.com/?q=riverbank.lush.eminent)

METHOD OF SALE

Offers are invited and to make an offer please contact Rachel Atkinson or Adam Winthrop on 01756 692900 or by email:

rachel.atkinson@wbwsurveyors.co.uk

adam.winthrop@wbwsurveyors.co.uk

Details Prepared: January 2025

Amended: April 2025



Springfield, Barnoldswick, BB18 5SA

An exciting opportunity to acquire a superbly located rural property with stabling and a manège



WBW Surveyors
Skipton Auction Mart
Gargrave Road
Skipton
BD23 1UD
T: 01756 692900

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.