



Lower Calf Hall Farm
Barnoldswick

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Calf Hall Lane, Barnoldswick, BB18 5SA

Farmstead including house, attached stone barn, agricultural buildings and approximately 20.63 acres (8.34 hectares) of mixed meadow and pasture land available as a whole or in two lots.

Guide Price: £650,000 for the whole

LOT 1 (shown edged red)

Guide Price: £575,000

Lower Calf Hall Farm includes a listed three bedroom farmhouse, attached stone barn, a range of agricultural buildings and circa 12.75 acres (5.15 hectares) of mixed meadow and pasture land.

The farmhouse offers approximately 1,219 square feet of internal floor area and includes an entrance kitchen, two reception rooms, and a semi sunken cellar on the ground floor with three bedrooms and a house bathroom on the first floor. There is an inglenook fireplace in one of the living rooms and the property would benefit from modernisation. Attached to the house is a stone barn offering a further 787 square feet of ground floor area and it presents a number of opportunities including continued use in agriculture, extension of the house or a separate dwelling subject to any necessary consents. Around the yard there are a range of various agricultural buildings offering useful storage for machinery and livestock, The land surrounding the farmstead includes meadow and pasture land as well as a length of Calf Hall Beck which is lined with semi-mature woodland.

LOT 2 (shown edged blue)

Guide Price: £75,000

Located to the north of the main farmstead this useful block of pasture land extends to approximately 7.88 acres (3.15 hectares) and may be of interest separately or with the farmstead.

WHAT 3 WORDS

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LOWER CALF HALL FARM - FLOOR PLAN AND EPC



BOUNDARIES & SERVICES

The house benefits from mains electricity and a mains water supply. Heating is from electric radiators and a fireplace in each of the ground floor reception rooms. Water to the land is from natural supplies. The land is bounded by mixture of hedges and fences. Repairs are required but generally they are stockproof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are a number of public footpaths that cross the land and interested parties should familiarise themselves with their locations and how they may affect their intended use of the land.

VIEWING

Viewing is strictly by appointment only. To register your interest to attend the open viewing evening please contact the selling agent. Viewing is entirely at your own risk.

TENURE

The land is held freehold and vacant possession will be granted on completion of the sale.

OFFERS AND ENQUIRIES

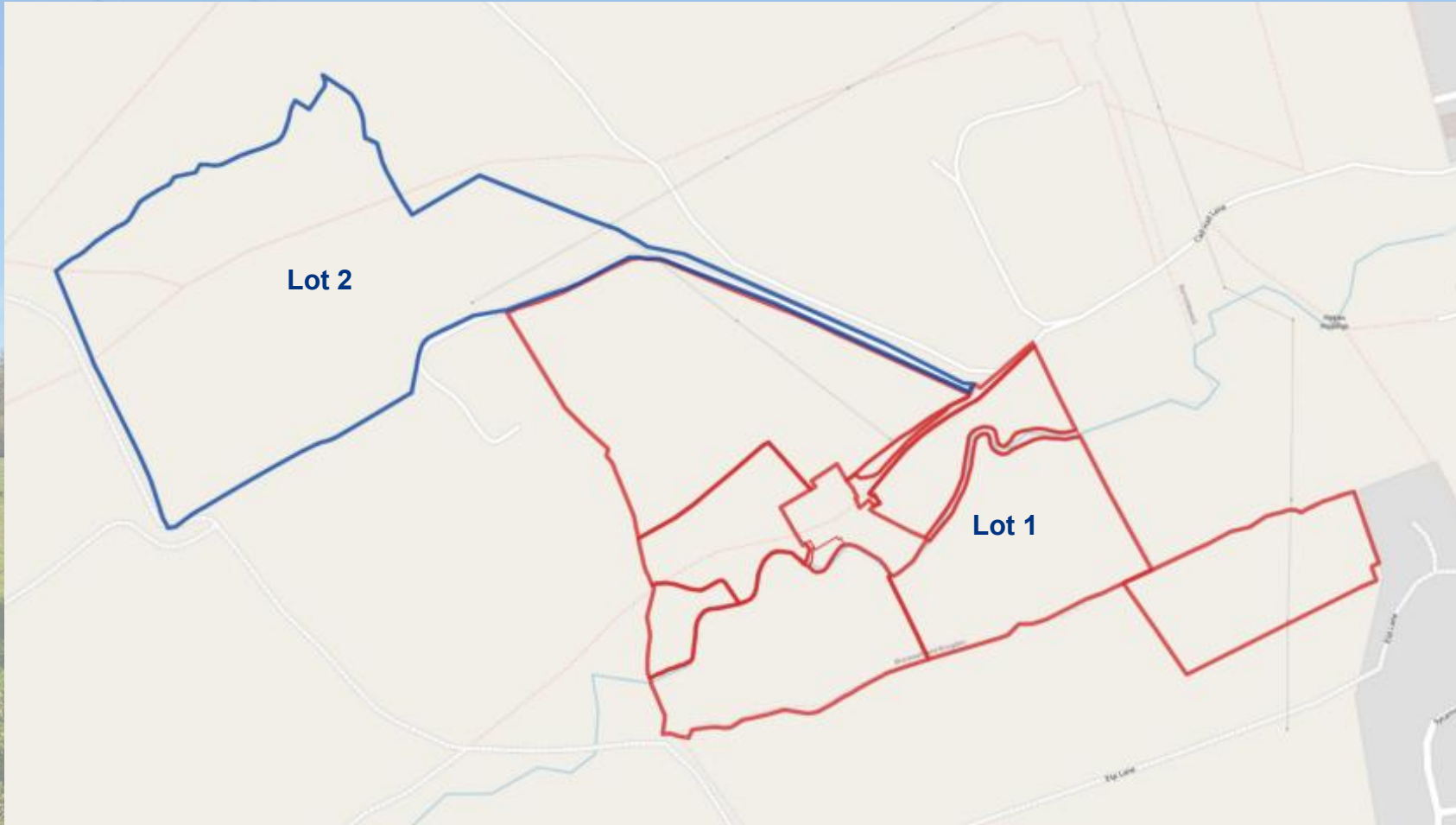
Offers are invited for the whole or individual lots and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or ask any queries, please contact David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details prepared May 2026



Lower Calf Hall Farm Barnoldswick

Farm stead including agricultural buildings and approximately 20.55 acres (8.31 hectares) available as a whole or in two lots



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