

Mulberry Grange, Ribble Valley, Lancashire



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An outstanding barn conversion with separate cottage surrounded by its own land with dramatic views.

Summary of accommodation

Main Barn

Ground Floor: Entrance hall | Dining room | Drawing room
Sitting room | Kitchen/breakfast room | Music room | Study
Cinema room | Snooker room | Boot room | Cloakroom and
WC | Indoor pool | Jacuzzi | Steam room | Four Car under-
floor heated garage | Wine cellar | Plant room | Boiler room
Gym

First floor Principal bedroom suite | 3 further bedroom suites

Farmhouse

Dining hall | Sitting room | Kitchen | Bedroom | Shower room
Utility room

Weavers Cottage

Kitchen/sitting room | 3 bedrooms | 2 bathrooms (1 ensuite)
Utility room

Garden and Grounds

Dutch barn | Shepherds hut | Extensive patio area
Beautifully stocked garden | Lawns | Long private driveway
Paddocks | Pond | Mature trees and hedges
Magnificent views

In all approximately 23.51 acres

Distances

Clitheroe 8.5 miles, Preston 25 Miles, Leeds 38 miles
Manchester 39 miles, Lake District 59 miles, Liverpool 60
miles (Distances are approximate)

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Mulberry Grange

The historical buildings at Mulberry Grange comprise a farmhouse and attached barn, originally built c1,800, together with 'Weavers Cottage' of a similar date. The property was a working farm until around 2012. The farmhouse and barn have been listed as having special architectural or historic interest (Grade II) since 1984. The current owners have integrated the barn into the original farmhouse and through the intelligent use of green oak throughout, have transformed the original structure into compelling open plan contemporary accommodation. They have then gone on to extend the original structure and to connect to an adjacent barn where they have added leisure facilities which include a swimming pool complex, a boot room, summer lounge, gym, office, wine cave and garaging for four vehicles. They have also extended and converted the Weavers Cottage again using green oak, into high quality contemporary accommodation for family or friends.

The historic buildings at the farm are dominated by the farmhouse and barn range. To the south, across the courtyard garden, is the now L shaped Weavers Cottage which backs onto a private road. The property boundaries are beautiful cleft fencing with matching gates, and it benefits from two drives allowing in and out access.

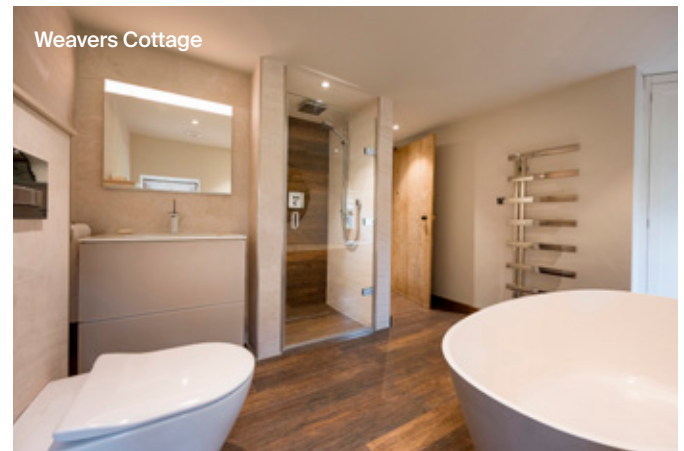
Mulberry Grange and Weavers Cottage are surrounded by formal gardens, lawns and parkland extending to four acres and with a further 19 acres surrounding the property extends the overall site, which is fully enclosed, to approximately 23.51 acres. This property has rarely changed hands since it was built and is in a tranquil and sheltered location with a great sense of privacy, yet within a few minutes from the main arterial routes. Schooling in the area is excellent for all ages noticeably are Sedbergh School, Stonyhurst College and Giggleswick School.

The site lies at about 130m above sea level in the Ribble Valley and the surrounding landscape is classified as undulating lowland farmland, made up predominantly of pasture fields enclosed by hedgerows offering magnificent views from various points around the property.









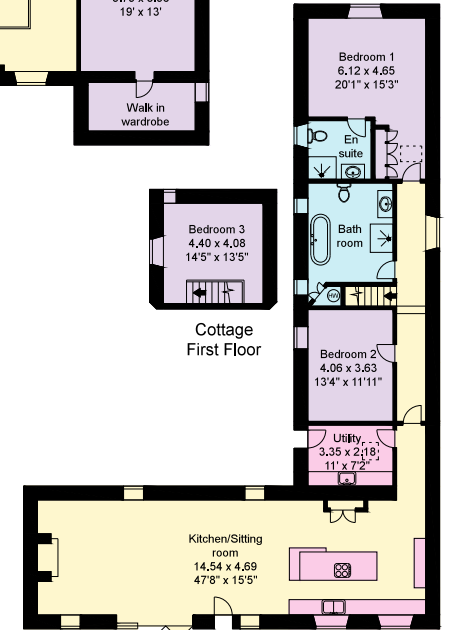
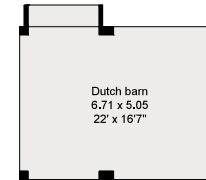
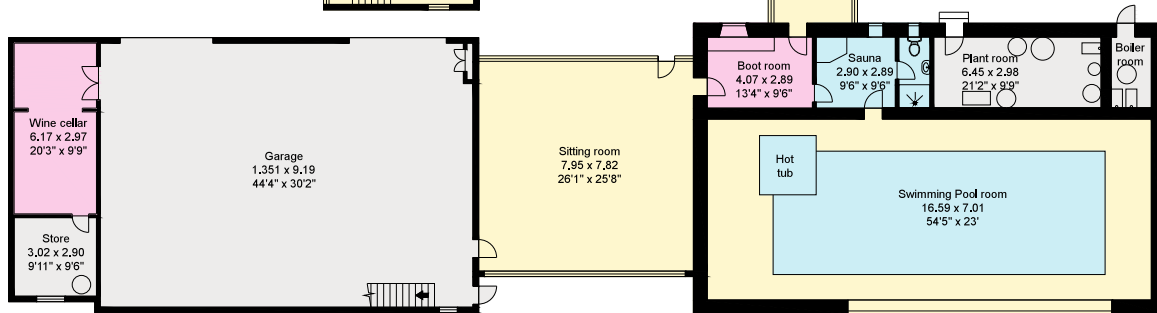
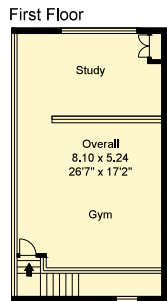
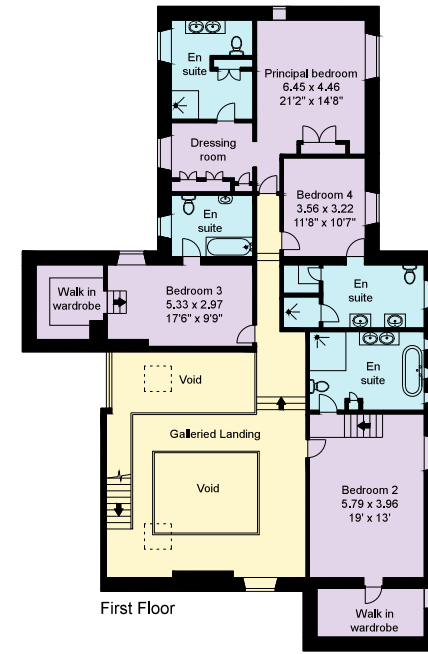
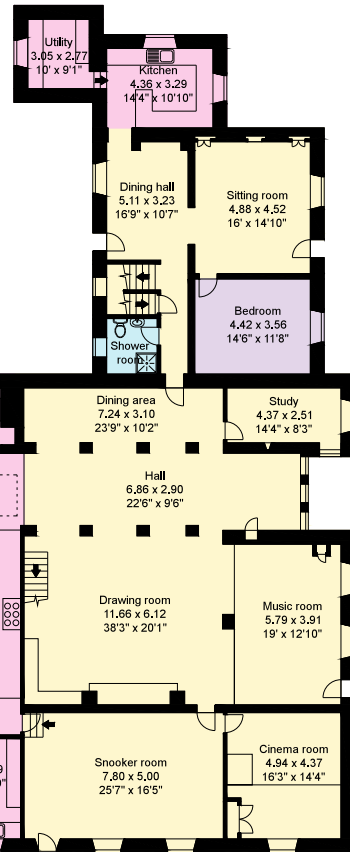


Approximate Gross Internal Floor Area

Total Area: 1,224 sq m / 13,174 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <small>More energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |



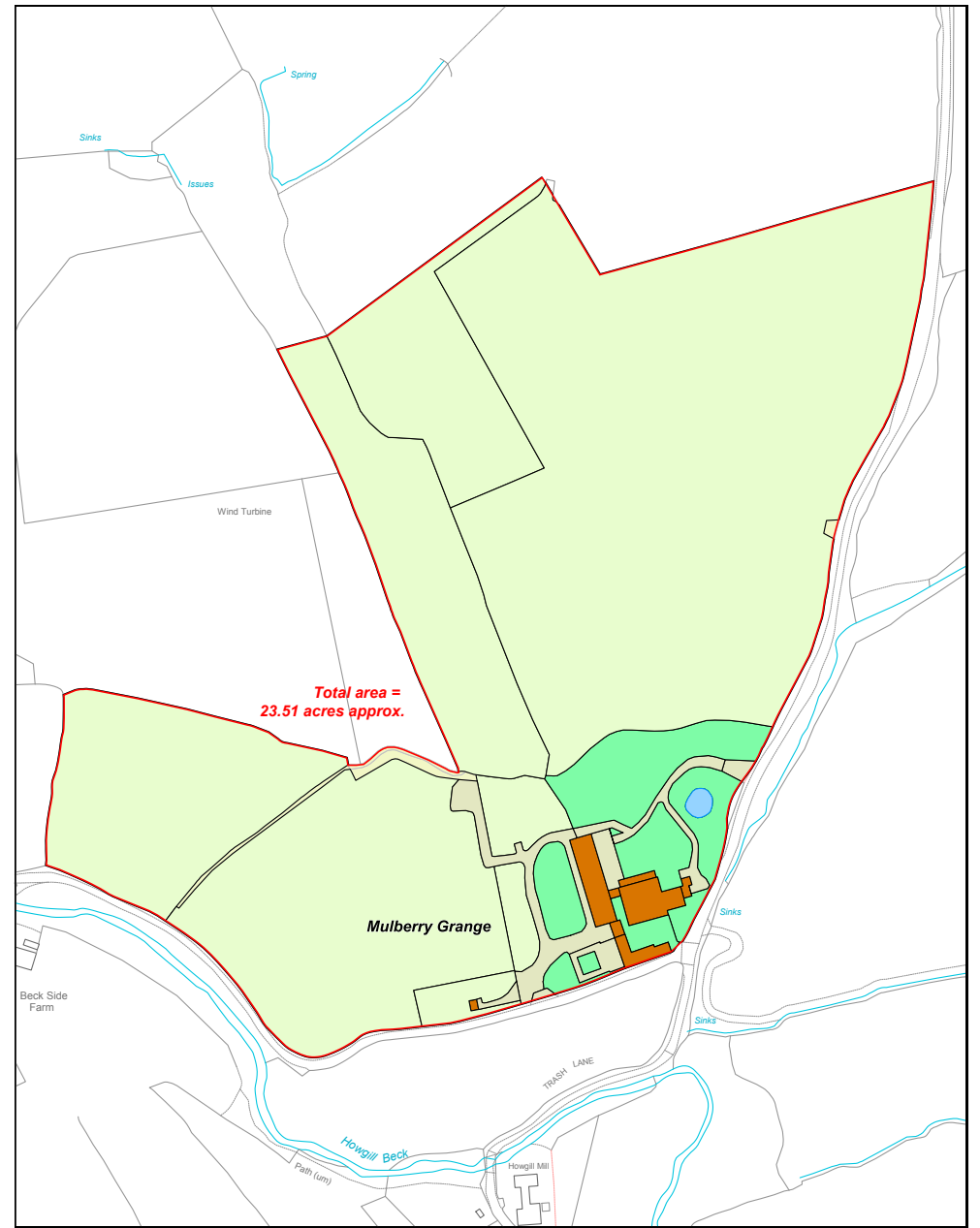
Ground Floor

First Floor

Cottage First Floor

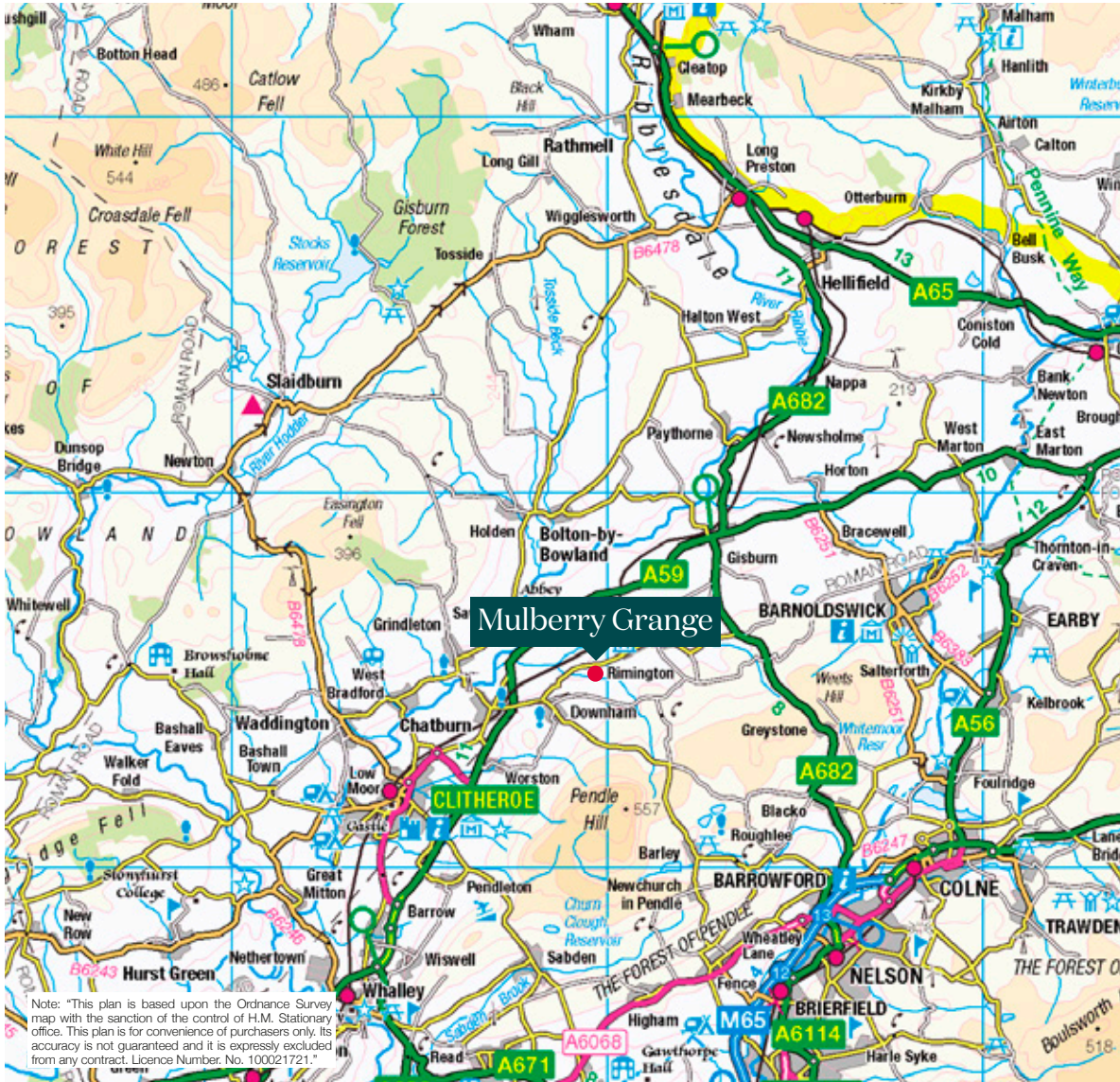
Cottage Ground Floor





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|---|--|--|---|
| <p>Knight Frank Mapping 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL</p> <p>(t) 01488 688508 (e) mapping@knightfrank.com</p> | | | <p>Date: 12:08:22 Drawn By: CW Scale: 1:2500 @ A4 Plan Ref:</p> <p>Title: Mulberry Grange</p> <p><small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2022. Licence No. 100021721</small></p> |
|---|--|--|---|





Property information

Services: Main house: Ground source heating, mains water and electricity, private drainage via treatment plant. Underfloor heating throughout the property.

Weavers Cottage: air source heating, mains water and electric and private drainage.

Swimming pool heated by ground source heat pump with backup oil.

CCTV, alarm system and security lighting.

CAT 6 cabling, Lutron lighting and Sonos throughout the property.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local authority: Ribble Valley Borough Council – Tel: 01200 425111

Rights of Way: There are no footpaths or rights of way over the property.

Listing: The property is Grade II listed.

Directions (Postcode: BB7 4EE)

What3words: flanks.fidelity.clouds

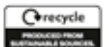
Viewings

Strictly by prior appointment with joint agents, Knight Frank and MSW Hewetsons.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2022. Photographs and videos dated October 2022.

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