



Lund Hall Farm is a distinguished detached country residence with adjoining one-bedroom annexe, set within approximately 5.35 acres of private grazing land and mature woodland in the heart of the Ribble Valley. Originally acquired as a shell in 2013, the property has undergone an extensive, ground-up refurbishment by its current owners, resulting in a characterful yet contemporary home of notable quality and charm.

The main house offers four vaulted double bedrooms, complemented by a self-contained double-bedroom annexe, and is discreetly positioned in a secluded, secure setting with uninterrupted rural views. Traditional elements have been carefully preserved and enhanced with modern comforts, including new windows and doors, upgraded heating systems, bespoke kitchens and bathrooms, landscaped gardens, and rebuilt outbuildings.

Internally, the property showcases a thoughtfully designed layout with high-quality finishes throughout. The farmhouse kitchen features a tiled floor, electric under floor heating, an extensive range of base and eye-level units with maple worktops, and a striking original oak beam reclaimed from the former roof structure. An induction hob, electric double oven, integrated full-height fridge, freezer, dishwasher, extractor fan, Belfast sink, bespoke fitted kennels, and under-stair storage complete the space. The kitchen flows directly into the dining room with electric under floor heating and provides access to a well-appointed utility room with stone worktops, brick upstands, fitted cupboards with plumbing for washer and dryer, a two-piece WC, and external access to the rear yard.

The main living room is a welcoming and characterful space, with exposed beam ceilings, engineered oak flooring, and dual French doors opening onto the gardens. A stone and brick fireplace with oak hearth hosts a Firebelly log-burning stove, creating a focal point for the room. From an inner hall with external front door, stairs rise to a vaulted first-floor landing illuminated by a skylight, with storage and access to four double bedrooms.

The principal bedroom benefits from a Velux window, walk-in wardrobe, and a stylish three-piece en suite shower room. Bedroom two is a generous double with a large airing cupboard housing the hot water cylinder and twin Potterton electric boilers. Bedrooms three and four are comfortable doubles, served by a tiled three-piece family bathroom with P-shaped bath and overhead shower, vanity wash basin, and dual-flush WC.

The annexe offers impressive, self-contained accommodation with open-plan ground-floor living. The fitted kitchen includes an electric oven, induction hob, and oak-effect flooring, complemented by exposed beams and a stone fireplace with log-burning stove. An oak staircase leads to the first floor, where a vaulted double bedroom is filled with natural light from surrounding windows and skylights and features fitted wardrobes, a walk-in wardrobe area, and a three-piece en suite shower room.

Externally, a large gravelled driveway provides generous parking for multiple vehicles. The main house is framed by expansive lawned gardens with gravelled and decked seating areas, outdoor power, and a dedicated gravelled outdoor kitchen area. A path leads to a detached single garage and an adjacent office/cinema room, featuring double-glazed windows, French doors, electric radiator heating, and versatile potential for home working, leisure, or guest use.

Beyond the formal garden, gated access opens onto approximately 5.35 acres of land, comprising predominantly grazing fields with adjoining woodland, watercourse access, and scope for a variety of uses. Historically accommodating livestock such as pigs and lambs, the land has also served as the setting for intimate private events. The setting offers exceptional privacy, natural beauty, and flexibility to suit a diverse range of lifestyles. Lund Hall Farm represents a rare opportunity to acquire a fully refurbished rural home with ancillary accommodation, extensive land, and a secluded position in one of the Ribble Valley's most desirable locations.

Services

Mains electricity, mains water, drainage to water treatment plant, electric central heating from two electric Potterton Boilers and pressurised hot water cylinder. Electric under floor heating in kitchen and dining area.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band D.

Energy Rating (EPC)

G (1).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders /prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



**COTTAGE
PIE**
1 LB GROUND BEEF
2 CUPS HOT
MASHED POTATOES
4 OUNCES
1/2 CUP SHREDDED
CHEDDAR CHEESE
2 GARLIC CLOVES
MINCED
4 CUPS FROZEN
MIXED VEGETABLES
T B A W E D
1 CUP BEEF GRAVY
DIRECTIONS
Preheat oven to 375°F. In a large skillet, brown the beef and onion. Drain off the fat. Add the beef, potatoes, and vegetables. Simmer for 15 minutes. Add the cheese and gravy. Bake for 30 minutes or until the cheese is melted.

athertons
property & land





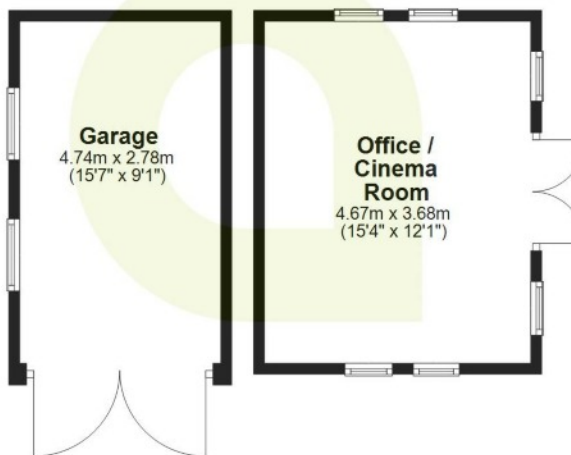
at ertol
property & land



Ground Floor

Main area: approx. 60.2 sq. metres (648.0 sq. feet)

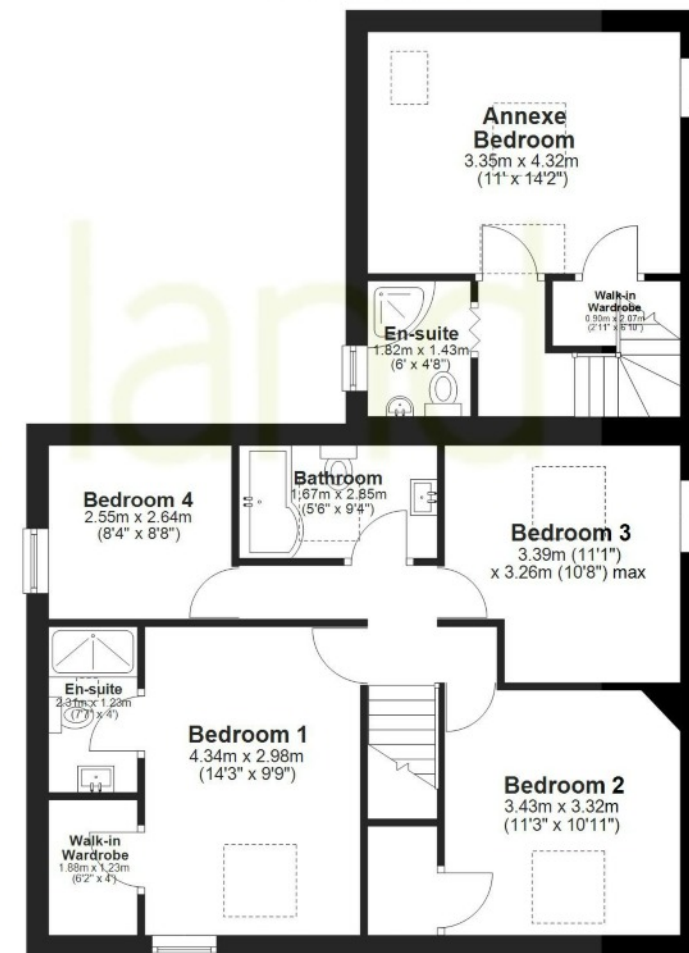
Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)
 Plus outbuildings, approx. 17.2 sq. metres (185.0 sq. feet)
 Plus annex, approx. 23.7 sq. metres (254.7 sq. feet)



First Floor

Main area: approx. 61.0 sq. metres (656.8 sq. feet)

Plus annex, approx. 23.2 sq. metres (250.0 sq. feet)



Main area: Approx. 121.2 sq. metres (1304.8 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)
 Plus outbuildings, approx. 17.2 sq. metres (185.0 sq. feet)
 Plus annex, approx. 46.9 sq. metres (504.8 sq. feet)
 Total area approx 198.5 sq. metres (2136 sq. feet)



Promap[®]

LANDMARK INFORMATION GROUP[®]

Promap[®]

LANDMARK INFORMATION GROUP[®]

Path

Promap[®]

LANDMARK INFORMATION GROUP[®]

Promap[®]

LANDMARK INFORMATION GROUP[®]

Promap[®]

LANDMARK INFORMATION GROUP[®]

BOWFIELD

Area: 5.343 acres (2.162 ha)

Lund Hall

Promap[®]

LANDMARK INFORMATION GROUP[®]

Promap[®]

LANDMARK INFORMATION GROUP[®]

Promap[®]

Promap[®]

Promap[®]

Promap[®]







athertons
property & land









Pond

Lund Hall

Nancy's
Cottage

A — B

meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent