



# Kelrydding House

Station Road | Rimington | Clitheroe | Lancashire | BB7 4DR

**MSW HEWETSONS**





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Guide Price of £1,100,000

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A stunning detached character home located on the edge of the picturesque village of Rimington, offering breathtaking long-distance rural views. This beautifully designed property features a well-planned traditional layout, including four bedrooms and three reception rooms. Recently extended, the house now boasts a spacious kitchen and family room that connects seamlessly to the large barn at the rear. The barn comes with full planning permission, offering the potential for extensive additional accommodation or the opportunity to create a separate dwelling if desired.

Set within expansive gardens and grounds, the property includes ample parking for multiple vehicles, a patio and barbecue area, as well as a detached double garage and workshop.

The original architectural charm and style have been thoughtfully preserved, complemented by modern, high-quality fixtures and fittings.

Nestled in a tranquil setting with spectacular views of the Ribble Valley and the Yorkshire Dales, the property is just a short walk from Rimington's village centre and its welcoming community and amenities.

The location is ideal for business commuting and international travel, with both Manchester and Leeds Bradford Airports approximately an hour's drive away.

The area offers outstanding educational opportunities, with access to highly regarded local schools and prestigious institutions such as Stonyhurst College and Giggleswick within convenient travelling distance.

## Accommodation

Ground Floor  
Hallway, three receptions, wc, utility, dining kitchen, barn, storeroom.

First Floor  
Master bedroom suite with walk in wardrobe and ensuite, three further bedrooms, house bathroom.

External  
Workshop/Garage.

## Property Details

Services  
Mains electricity, Mains water, Private sewage, Oil central heating and hot water.

## Features

The property benefits from double glazing and oil-fired central heating.

## Approximate Size

396.83sq m 4271.44sq ft.

## Planning Permission 3/2004/0664

To create extended domestic accommodation in a former barn and link this to the main house.

## Tenure

Freehold with benefit of vacant possession upon completion.

## Council Tax

Band G payable to Ribble Valley Borough Council.

## Distances

Preston 22 miles  
Manchester 37 miles  
Leeds 40 miles  
Liverpool 55 miles

*Distances all approximate*

## Kelrydding House

Approximate Gross Internal Area : 396.83 sq m / 4271.44 sq ft

Outbuilding : 69.72 sq m / 750.45 sq ft

Total : 466.55 sq m / 5021.90 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.

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