



# Red Cottage

Rimington | Clitheroe | Lancashire | BB7 4DT

MSW HEWETSONS



# Red Cottage

Guide Price of £1,200,000

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An imposing detached Victorian period residence situated in heart of Rimington village set in magnificent gardens and grounds with open field views to Pendle Hill to the front south elevation, and the Yorkshire Dales and The Three Peaks to the rear. The gardens and grounds are arguably the finest setting within the village and have been meticulously maintained by the current owners. They feature a wide range of mature trees and shrubs, while the original tennis court has been transformed into the principal lawn. Numerous pathways wind through the grounds, bordered by attractive floral planting. There is also an extensive range of outbuildings, including a summer house, log store, greenhouse, and garaging.

Adjacent to the main house is a detached chauffeurs lodge with garage and store to ground floor and home office to first floor which could easily be converted to a dependent relatives' annex.

The primary entrance is to the front elevation, however, there is a vehicular access to the rear boundary onto back lane which could open potential to further development subject to the necessary planning consent.

The property is substantially constructed of red brick with white rendered upper elevations and black-and-white timber features to roof apex and a traditional rosemary tiled roof. The accommodation, which has been extended from the original layout, offers well-proportioned, open rooms, all benefiting from excellent natural light and stunning long-distance views. The property also features UPVC double glazing and oil-fired central heating.

The property has been well maintained, and its original character has been carefully preserved; however, the kitchen and bathroom fittings would benefit from updating.

Rimington Village is highly regarded with a thriving family orientated community further enhanced by a long-established sports ground and local organised social facility.

In terms of travel times, the market towns of Clitheroe and Skipton are easily accessible as are Manchester Airport and Preston Rail Station.

Excellent, highly rated local schools at both primary and secondary levels in either the private or public sectors.

# Particulars of sale

## Accommodation

### Ground Floor

Hallway, entrance hall, drawing room, dining room, morning room, kitchen, snug/sitting room, utility, WC, boiler room.

### First Floor

Principal suite with en suite bathroom, three further bedrooms, house bathroom, balcony to front elevation.

### Garages

Detached two storey garage, wc and office and two further garages.

### Outbuildings

Greenhouse and garden store, summer house, coal and log store and workshop.

### External

Private driveway, gardens, pond, patios and pathways, vegetable garden area.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



## Property Information

### Services

- Mains Electricity
- Mains Water
- Oil fired central heating
- Mains Sewerage

### Council Tax

- Band G payable to Ribble Valley Borough Council.

### Tenure

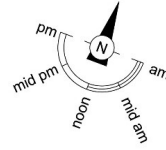
- Freehold

### Viewings

- Strictly by appointment with the agent.

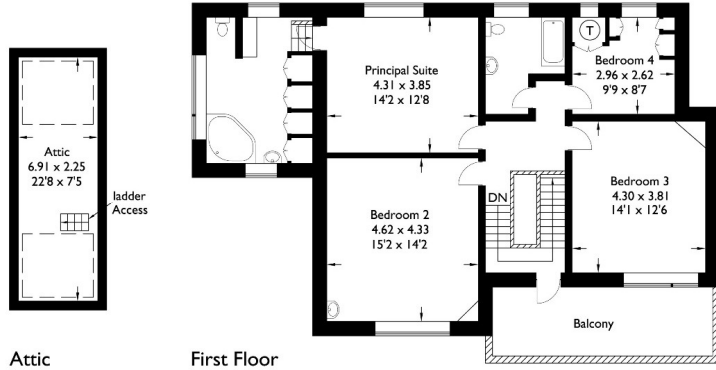
# Red Cottage

Approximate Gross Internal Area : 248.42 sq m / 2673.97 sq ft  
 Outbuildings : 124.69 sq m / 1342.15 sq ft  
 Garage : 20.50 sq m / 220.66 sq ft  
 Total : 393.61 sq m / 4236.78 sq ft



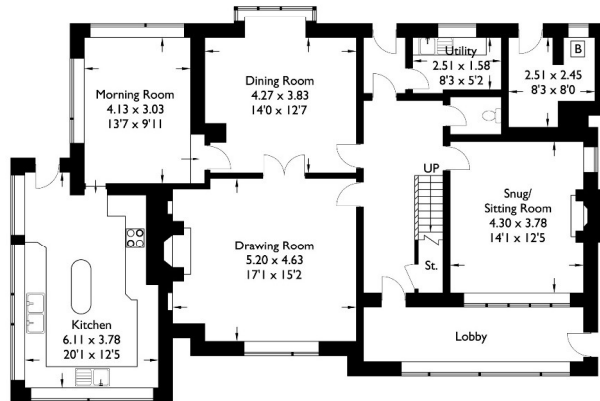
----- Restricted Head Height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

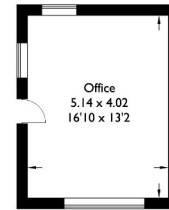


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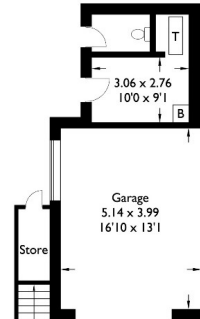
First Floor



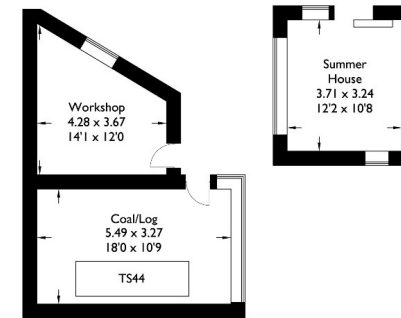
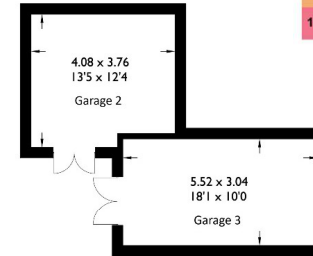
Ground Floor



Garage First Floor



Garage Ground Floor



Outbuildings







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