



Eel Beck Farm

Rimington Lane | Rimington | Clitheroe | Lancashire | BB7 4ED

MSW HEWETSONS



Eel Beck Farm

Guide Price of £2,500,000

A traditional detached stone farmhouse and barn, meticulously redeveloped to an exceptional standard, creating a stunning period residence of exceptional finish and design. Situated on the outskirts of Rimington village, the property enjoys glorious south-facing views across open countryside towards Pendle Hill.

The property is set within exceptional private and fully enclosed gardens extending to approximately 2 acres. Beautifully landscaped and thoughtfully designed, the grounds feature a natural stream, raised flat terrace lawn with retaining stone wall, extensive mature planting with specimen trees and fruit orchard.

Beyond the formal gardens lies a separate adjoining paddock extending to approximately 5 acres, with gated access directly onto Rimington Lane.

Thoughtfully designed for modern family living and entertaining, the home offers an impressive collection of light-filled, generously proportioned rooms. Full-depth stone-mullioned extensions to both the ground and first floors flood the principal living spaces with natural light, enhancing the superb dining kitchen, elegant living room, and luxurious principal bedroom suite.

A welcoming entrance hall sets the tone for the accommodation, featuring a traditional dressed-stone fireplace and a striking suspended solid oak double staircase.

At the heart of the home is an outstanding open-plan family and entertaining space. The bespoke kitchen has been finished to a

restaurant-quality specification, centred around a premium Wolf double range cooker with a built-in overhead extraction system.

Extensive preparation surfaces are complemented by dedicated dining and seating areas, creating an ideal setting for both everyday family life and larger gatherings.

Adjoining the kitchen is a bespoke drinks preparation room with fitted wine storage.

The exceptional entertaining facilities continue outdoors, where French doors open onto an expansive stone-flagged terrace and barbecue area. Designed for year-round enjoyment, this impressive outdoor space includes a charming stone-built dining hut complete with a built-in brick pizza oven and dedicated

food preparation facilities, providing the perfect setting for alfresco dining against a backdrop of spectacular countryside views.

In addition to the principal house, there are a range of ancillary buildings including detached cottage with first floor living accommodation and garage beneath, which has been designed for lift access if required.

Further outbuildings comprise a detached double garage, dedicated garden machinery and equipment stores, and substantial log storage buildings.

Rimington is a highly regarded village, renowned for its welcoming, family-oriented community.

Summary of Accommodation

The property is exceptionally well placed for connectivity, with the market towns of Clitheroe and Skipton both within easy reach. Excellent transport links provide convenient access to Manchester Airport and Preston railway station.

Families are particularly well served by an excellent choice of highly regarded primary and secondary schools, with a range of outstanding options available across both the state and independent sectors.

Accommodation

Ground Floor

Hallway, cloaks, kitchen living dining area, utility, drink preparation area/pantry, sitting room, snug, study, garden room, utility, boot room, cloaks.

First Floor

Principal bedroom suite with dressing room, walk in wardrobe and en-suite, bedroom two with en-suite, three further bedrooms, house bathroom and storage room.

Detached Cottage Annexe

Ground Floor

Single and double garage

First Floor

Kitchen, sitting room, bedroom, bathroom, terrace areas.

Outbuildings

Detached double garage, dining hut with built-in brick pizza oven, garden machinery and equipment stores, and substantial log storage building.

Property Information

Services

- Mains Electricity
- Mains Water
- Oil Heating
- Propane Gas Heating
- Air Source Heating
- Private Sewerage

Tenure

- Freehold

Council Tax

- Band G payable to Ribble Valley Borough Council

Viewings

- Strictly by prior appointment with agent.

Eelbeck

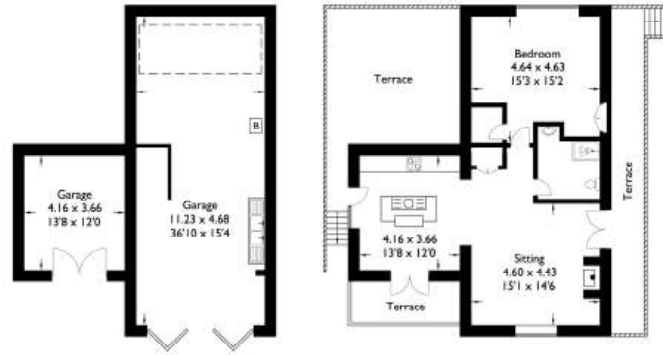
Approximate Gross Internal Area : 479.61 sq m / 5162.47 sq ft

Annexe : 139.85 sq m / 1505.33 sq ft

Garage : 36.57 sq m / 393.63 sq ft

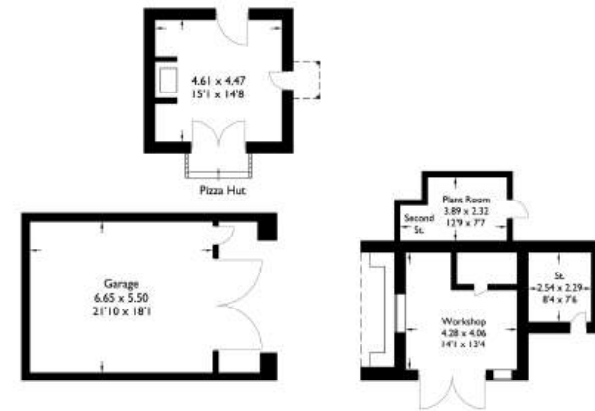
Outbuildings : 54.29 sq m / 584.37 sq ft

Total : 710.32 sq m / 7645.82 sq ft

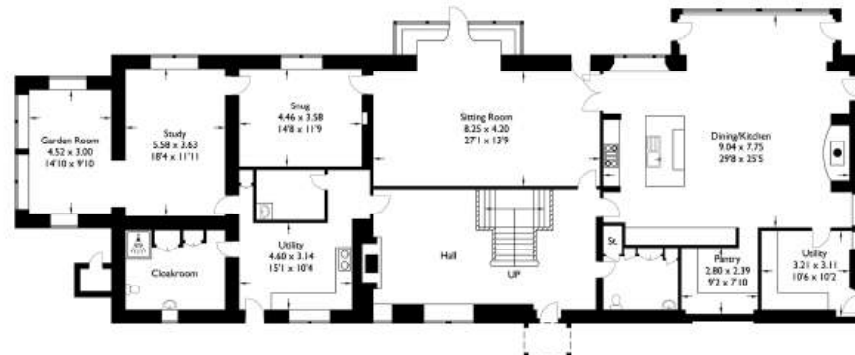


Ground Floor Annex

First Floor Annex



Outbuildings



Ground Floor



First Floor

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.

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.







MSW HEWETSONS

01200 42 41 42
www.mswhewetsons.co.uk