



OSBALDESTON HALL
Osbaldeston, Blackburn

Carter Jonas

OSBALDESTON HALL, OSBALDESTON, BB2 7LZ

Blackburn - 6 miles
Preston - 9 miles
Clitheroe - 12 miles

Located in a quiet yet accessible location within the Ribble Valley this beautiful property has extensive and flexible living accommodation within the main hall and across a number of outbuildings within the grounds, which will appeal to many.

Extensively renovated and improved under the current ownership work undertaken at the property has been significant with new kitchen and bathrooms, heating system with twin central heating boilers and renovation of all outbuildings during which the barns and outbuildings were made safe with turned roofs, new floors, new windows & doors, rewire and security systems.

Osbaldeston Hall was built by John Osbaldeston in 1593 who after travelling Europe, employed an Italian artisan to craft parts of the house including the fireplace in the main bedroom which was the largest of its kind in UK hence the Grade 2* listing. Outside in the garden there is a Sweet Chestnut tree which is said to be a gift from the artisan.

The property is steeped in history and Legend has it that King Oswald held court on site in C760 and left the Osbaldeston family in the location to look after this part of England.

Set within approximately 17 acres which includes 6 acres of woodland and 6 acres of pasture the rest of the land makes up beautifully landscaped gardens which includes river frontage with approximately 350m of sole fishing rights.

A MAGNIFICENT GRADE II* LISTED DETACHED PROPERTY PROVIDING SUPERB FAMILY ACCOMMODATION, WITH AN EXTENSIVE RANGE OF OUTBUILDINGS SUITABLE FOR A VARIETY OF USES, BEAUTIFULLY SET AMIDST 17 ACRES OF GROUNDS AND WOODLAND IN A VERY PRIVATE AND SECLUDED POSITION IN THE SOUGHT AFTER RIBBLE VALLEY.





The property briefly comprises Simpsons dining kitchen with integrated appliances, quooker tap, double sink, salad preparation sink, underfloor heating and stone tiled floor. Aga with electric AIMS system and matching separate electric free standing module, formal dining room, TV room with wood panelled walls and wood burning stove, wired for sound. Lounge with wood burning stove and cast iron central heating radiators and wood burner, Hall with wood burning stove, bar and entertainment room, cloak room, large utility room with sink, larder unit and island.

To the first floor, spacious landing, master bedroom with ensuite, spacious study, 3 double bedrooms with ensuites, 2 further double bedrooms and main house bathroom and first floor lounge area/home office.

Outside consists of sports centre at one end of the large barn which has extensive storage areas (suitable for indoor pool if desired and subject to planning consent) as well as multiple store rooms and attached shippin / barn used as garaging. Separate 5 bay garage and storage rooms over, 2 workshops.

At the opposite side of the house is a further open 2 garage wooden building with storage area for garden machinery, wood store and an outside entertainment area overlooking the River Ribble. To the rear there is also a fenced off potting shed and land nursery.





The extensive gardens have all been laid since 2013 with numerous beds stocked with shrubs and plants. The current owners have planted 95 trees and have restored the pond which is stocked with mirror carp and other fish. There is a new wild flower garden.

The Property has electric gates to both driveway entrances and all the fences around the house, river bank and fields were renewed 2019. The Tennis court was refurbished 2021.

The picturesque village of Mellor Brook is 5 minutes away situated in the heart of the Ribble Valley and adjacent to the rural borough of South Ribble. The village sits below Mellor village which has a range of local services available including primary school, pubs, bakery, pharmacy, library, post office and shop.

The village is 7 miles from Preston city centre with its West Coast mainline railway link to Euston (2 hours and 7 minutes), also benefitting from the train link from Ramsgrave to Manchester. East Lancashire and Manchester business centres as well as the northern motorway network are within striking distance with the M6 junction 31 being approximately 5 miles away. Travel distances are approximate. Preston 7 miles / Blackburn 5 miles / Manchester 36 miles / Leeds Bradford Airport 47 miles / Manchester International Airport 41 miles/ Kendal and the Lake District 47 miles.



Clitheroe offers a varied range of amenities including an excellent range of shops, bars, cafés and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is renowned for farm to table dining with excellent pubs and restaurants many set within the AONB area of the Trough Of Bowland.

Schools locally have an excellent reputation and there is a wide variety of both state run and independent to choose from. There are numerous village primary schools, as well as highly regarded public schools including Stonyhurst, Oakhill College, & Westholme.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

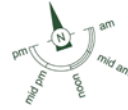
Services: The property has the benefit of mains water and electricity. Heating is by way of oil fired central heating and wood burning stoves. Sewerage is by way of private drainage to a water treatment plant.

Directions - Postcode BB2 7LZ: what3words - unsettled.lateral.breakfast



Osbaldeston Hall

Approximate Gross Internal Area : 644.77 sq m / 6940.24 sq ft
 Garage : 174.74 sq m / 1880.88 sq ft
 Outbuilding : 460.13 sq m / 4952.79 sq ft
 Total : 1279.64 sq m / 13773.93 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 approximate and no
 responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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