



A beautifully refurbished three-storey barn conversion, forming part of a select development of just five properties, set at the very heart of the Forest of Bowland and enjoying uninterrupted, far-reaching views across the surrounding countryside towards the Fells. Constructed of Accrington Nori brick with exposed beams and stone fireplaces, this exceptional home has been lovingly restored and comprehensively modernised by the current owners, creating a stylish yet relaxed contemporary interior that blends original character with high-quality modern finishes.

The property is approached via a sweeping gravelled driveway leading to a generous parking area and integral garage. A Upvc double glazed entrance door opens into an inviting snug/reception hallway, a wonderfully atmospheric space open to eaves height, featuring sanded exposed beams, tongue-and-groove ceiling detailing and a log burning stove set within a stone hearth with oak mantle. Porcelain tiled flooring with underfloor heating runs throughout the snug and kitchen, while patio doors connect seamlessly to the garden, making this an ideal everyday living or reception space.

The farmhouse-style kitchen is fitted with a range of shaker units arranged in an L-shape, complemented by black granite worktops, exposed oak beams and a rooflight providing excellent natural light. Appliances include a Rangemaster-style Nexus cooker with induction hob and oven, integrated microwave, Neff dishwasher and space for an American-style fridge/freezer. The kitchen opens through to a dining area with stained solid oak flooring creating a open and sociable space.

The living room is beautifully presented with solid oak flooring, exposed beamwork and a striking chimney breast housing a Stratford multi-burning stove with brick and stone surround, which also contributes to the central heating system. Dual-aspect windows with bespoke bench seating enjoy delightful views across the garden and beyond.

An inner hallway leads to a large cloakroom/WC, finished with tiled flooring and half-height wall tiling, a skylight for natural light, and internal access to the garage. The garage benefits from a wide vehicle door, oil-fired boiler, plumbing for laundry appliances and a spring water filtration system.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms and the family bathroom, with an open area currently used as a dressing space, previously a fifth bedroom. The family bathroom is finished to a high standard, featuring a freestanding bath, large mains-fed shower cubicle, vanity wash basin, dual-flush WC, heated chrome towel rail and limestone-style tiling. Bedrooms on this level enjoy open countryside and woodland views, oak window sills and spacious accommodation with bedrooms two and three behind comfortable doubles and bedroom four a large single room.

The second floor is dedicated to an impressive principal suite, a vaulted and light-filled room with skylights, eaves storage, fitted shelving and a walk-in wardrobe. The en-suite shower room is spacious and luxuriously finished with limestone tiled walls and flooring, a walk-in rainfall shower, vanity wash basin, dual-flush WC and stunning views of the surrounding nature.

Externally, the property occupies a large plot with extensive gardens, mainly laid to lawn and bordered by mature planting, offering a high degree of privacy and spectacular views in all directions. A sweeping paved patio to the rear provides ample seating and entertaining space, complemented by paved pathways, a sheltered swing seating area with outdoor heater, bar area and uninterrupted vistas across the surrounding countryside. Additional features include a timber outbuilding, log store, gated access and a large gravelled driveway providing off-road parking for up to five vehicles.

Services

Oil fired central heating, spring water fed, shared septic tank, mains electricity.

Tenure

We understand the tenure to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

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

Money Laundering Regulations

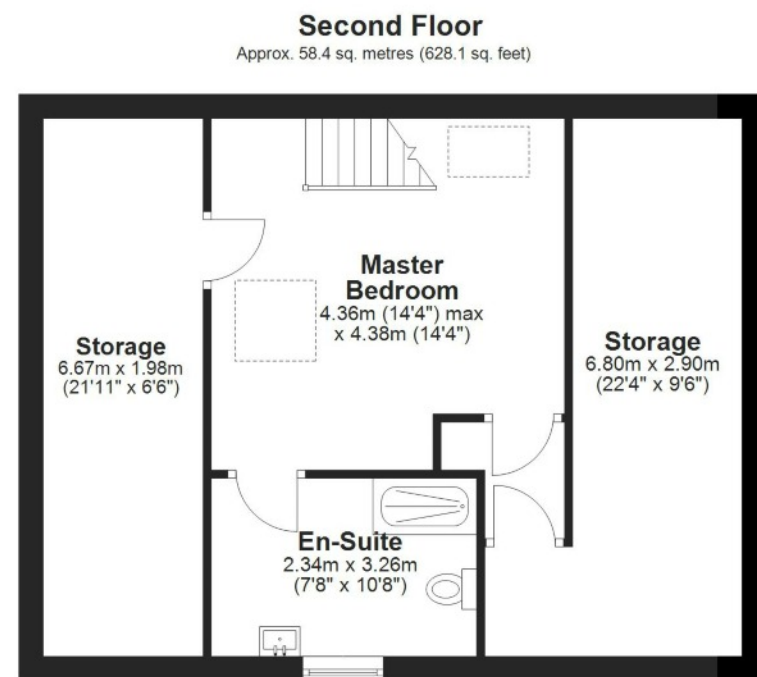
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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).







Total area: approx. 226.4 sq. metres (2437.1 sq. feet)
 Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
 Plan produced using PlanUp.





