



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

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## Southfield Lane, Burnley, BB10 3RQ

### £450,000

AN OUTSTANDING BARN CONVERSION ON AN IMPRESSIVE PLOT

Nestled in the charming village of Southfield, Burnley, this remarkable barn conversion presents a unique opportunity for those seeking a spacious and character-filled family home. The property boasts five generously sized bedrooms on the first floor, complemented by an impressive loft conversion that adds further versatility to the living space.

With three distinct living areas, this home is designed for both relaxation and entertaining, making it ideal for family gatherings or quiet evenings in. The enviable garden, along with an additional plot of land to the rear, offers a delightful outdoor retreat, perfect for children to play or for hosting summer barbecues.

The property is set within a private and tranquil setting, providing a peaceful escape while still being conveniently located. Off-road parking for multiple vehicles ensures that you and your guests will always have a place to park. The panoramic countryside views surrounding the home enhance its appeal, creating a picturesque backdrop for everyday life.

This property is a complete blank canvas, allowing you to personalise and put your own stamp on it, making it the perfect home for a growing family. Furthermore, its strategic location offers excellent transport links to Burnley, Nelson, Colne, and Hebden Bridge, ensuring that you are well-connected to nearby amenities and attractions.

# Southfield Lane, Burnley, BB10 3RQ

£450,000



- Exceptional Barn Conversion
- Abundance of Living Space
- Gated Off Road Parking
- EPC Rating G
- Six Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Impressive Plot
- Council Tax Band E

## Ground Floor

### Entrance Porch

5'5 x 3'3 (1.65m x 0.99m )

UPVC double glazed front door, UPVC double glazed window and UPVC double glazed door to dining room.

### Dining Room

17'9 x 14'6 (5.41m x 4.42m )

UPVC double glazed window, Belfast sink, three door Aga with two hotplates, smoke detector, under stairs storage, stone flag flooring, hardwood door to reception room one and open to kitchen.

### Kitchen

14'10 x 10'10 (4.52m x 3.30m)

Range of panelled wall and base units with wood effect work surfaces, ceramic sink and drainer with mixer tap, integrated oven with four ring induction hob, integrated high rise microwave, space for fridge freezer, plumbing for washing machine, spotlights, smoke detector, tiled flooring, UPVC double glazed door to rear, vaulted underfloor cellar, and open to reception room two.

### Reception Room Two

21'11 x 11'5 (6.68m x 3.48m)

UPVC double glazed window.

### Reception Room One

18'8 x 13'5 (5.69m x 4.09m )

UPVC double glazed leaded window, open coal fire with stone hearth and surround, television point and storage cupboard.

## First Floor

### Landing

26'5 x 10'1 (8.05m x 3.07m)

Spotlights, smoke detector, hardwood doors leading to five bedrooms, family bathroom and stairs to second floor.

### Bedroom One

18'8 x 11'0 (5.69m x 3.35m)

UPVC double glazed leaded window, electric heater and spotlights.

### Bedroom Two

14'6 x 11'5 (4.42m x 3.48m)

UPVC double glazed leaded window, electric heater, spotlights, smoke detector and under stairs storage.

### Bedroom Three

12'4 x 8'4 (3.76m x 2.54m )

UPVC double glazed leaded window.

### Bedroom Four

14'6 x 6'4 (4.42m x 1.93m)

UPVC double glazed leaded window and electric heater

### Bedroom Five

14'6 x 6'4 (4.42m x 1.93m)

UPVC double glazed leaded window, electric heater and original tiled fireplace.

### Bathroom

12'3 x 5'3 (3.73m x 1.60m )

UPVC double glazed window, central heated towel rail, low basin WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, tiled elevations, spotlights, coving, integrated linen cupboard and wood effect laminate flooring.

## Second Floor

### Loft Room

25'7 x 12'0 (7.80m x 3.66m)

Two Velux windows, electric heater, eave storage and door to bedroom six.

### Bedroom Six

14'4 x 12'10 (4.37m x 3.91m)

Velux window and electric heater.

### External

Land with gated driveway, laid to lawn gardens, bedding and access to brick-built outbuilding.



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