



## Manchester Road, Burnley, BB11 5PF

### Offers Over £1,400,000

AN EXCLUSIVE BARN CONVERSION SET ON 8 ACRES OF LAND WITH EQUESTRIAN FACILITIES

Nestled on Manchester Road in the picturesque Clowbridge, Burnley, this remarkable barn conversion is a true gem, set within an expansive 8 acres of land. This exquisite detached residence offers a harmonious blend of traditional charm and modern sophistication, making it an ideal sanctuary for families seeking both space and elegance.

The property features three spacious reception rooms, providing ample room for relaxation and entertainment. With six generously sized bedrooms and five well-appointed bathrooms, this home is designed to accommodate a growing family comfortably. The impressive family room, complete with a mezzanine accessed by a stunning wrought iron spiral staircase, currently serves as a snooker room, showcasing the versatility of this unique space.

For those with a passion for leisure, the property boasts an enviable cinema room that doubles as a golf simulator and gym, ensuring that entertainment and fitness are always at your fingertips. The entrance hallway exudes a sense of grandeur, inviting you into a home where original features have been meticulously preserved, creating a contemporary yet luxurious atmosphere.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 6  5  3  B

- An Exquisite Detached Barn Conversion
- Equestrian Facilities
- Ample Off Road Parking
- EPC Rating B
- Six Bedrooms
- Fully Renovated To The Highest Standard
- Tenure Freehold
- Set On 8 Acres
- Immaculate Presentation
- Council Tax Band F

### Ground Floor

#### Entrance

Composite Rock double doors to the hallway.

#### Hallway

13'1 x 10'5 (3.99m x 3.18m)

Underfloor heating, two feature wall lights, tiled flooring, solid oak staircase to the first floor, oak doors to the Lounge and further hallway, open to the kitchen.

#### Lounge

18'2 x 13 (5.54m x 3.96m)

Two UPVC double glazed windows, underfloor heating, acoustic panelled elevations, television point, spotlights, smoke alarm, wood effect tiled flooring.

#### Kitchen

30'2 x 12'6 (9.19m x 3.81m)

Two UPVC double glazed windows, underfloor heating, a range of solid oak wall and base units, granite surface, tiled splash backs, inset stainless steel one and a half bowl sink with a high spring mixer two, three door Smeg range cooker with a five ring induction hob, integrated dish washer, space for an American style fridge freezer, centre island with breakfast bar, integrated seating, spotlights, smoke alarm, solid oak half staircase to the family room.

#### Family Room/Bar

36'10 x 23'7 (11.23m x 7.19m)

Two UPVC double glazed windows, two Velux windows, underfloor heating, pendant lighting, stone fireplace, Venetian plaster feature wall, integrated panelled bar with beer pump, space for three wine coolers, integrated storage and shelving, spotlights, television point, polished concrete flooring, wrought iron spiral staircase to the mezzanine.

#### First Floor Mezzanine

29'11 x 11'4 (9.12m x 3.45m)

Spotlights, television point, granite effect vinyl flooring.

#### Further Hallway

19'6 x 9'10 (5.94m x 3.00m)

Underfloor heating, spotlights, smoke alarm, wood effect tiled flooring, oak doors to WC, boiler room, cloak room, utility room, open to the office and a composite double glazed stable door to the rear.

#### WC

5'4 x 4 (1.63m x 1.22m)

UPVC double glazed frosted window, underfloor heating, a two piece Villeroy and Boch suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan, wood effect tiled flooring.

#### Boiler Room

5'4 x 4'8 (1.63m x 1.42m)

Two Vaillant boilers, water tank and electricity meters.

#### Cloakroom

6'3 x 5'6 (1.91m x 1.68m)

Meters, wood effect tiled flooring.

#### Utility Room

8'3 x 5'6 (2.51m x 1.68m)

Central heating radiator, a range of panelled wall and base units, granite surface, tiled splash backs, ceramic sink and drainer with mixer tap, plumbing for washing machine and dryer, extractor fan, wood effect tiled flooring.

#### Office

15'8 x 9 (4.78m x 2.74m)

UPVC double glazed window, underfloor heating, spotlights, smoke alarm, wood effect tiled flooring, oak door to the cinema/golf simulator/gym room.

#### Cinema/Golf Simulator/Gym Room

28'2 x 15'2 (8.59m x 4.62m)

UPVC double glazed window, spotlights, projector, sound proofing, door to the side.

#### First Floor

#### Galleried Landing

29'6 x 5'8 (8.99m x 1.73m)

Central heating radiator, two feature wall lights, spotlights, exposed beams, smoke alarm, oak doors to six bedrooms, linen closet and a family bathroom.

#### Bedroom One

22'7 x 19'6 (6.88m x 5.94m)

Two UPVC double glazed windows, two central heating radiators, exposed beams, spotlights, smoke alarm, television point, oak doors to the walk in wardrobe and en suite.

#### Walk In Wardrobe

9'1 x 7'5 (2.77m x 2.26m)

Fitted open wardrobes, loft access, spotlights, wood effect vinyl flooring.

#### En Suite

9'1 x 7'5 (2.77m x 2.26m)

Inset UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevations, tiled flooring.

#### Bedroom Two

14'11 x 12'8 (4.55m x 3.86m)

Velux window, central heating radiator, exposed beams, spotlights, television point, oak doors to the walk in wardrobe and en suite.

#### Walk In Wardrobe

4'5 x 4'3 (1.35m x 1.30m)

Fitted open wardrobe, spotlights.

#### En Suite

8'5 x 5'6 (2.57m x 1.68m)

Velux window, central heating radiator, a three piece Villeroy and Bosch suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, granite effect PVC panelled elevations, spotlights, extractor fan, exposed beams, wood effect vinyl flooring.

#### Bedroom Three

15'5 x 13'4 (4.70m x 4.06m)

Velux window, central heating radiator, exposed beams, spotlights, oak door to the en suite.

#### En Suite

6'9 x 3'11 (2.06m x 1.19m)

Central heating radiator, a three piece Villeroy and Bosch suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevations, spotlights, extractor fan, wood effect vinyl flooring.

#### Bedroom Four

14'6 x 13'4 (4.42m x 4.06m)

Velux window, central heating radiator, exposed beams, spotlights, oak door to the en suite.



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