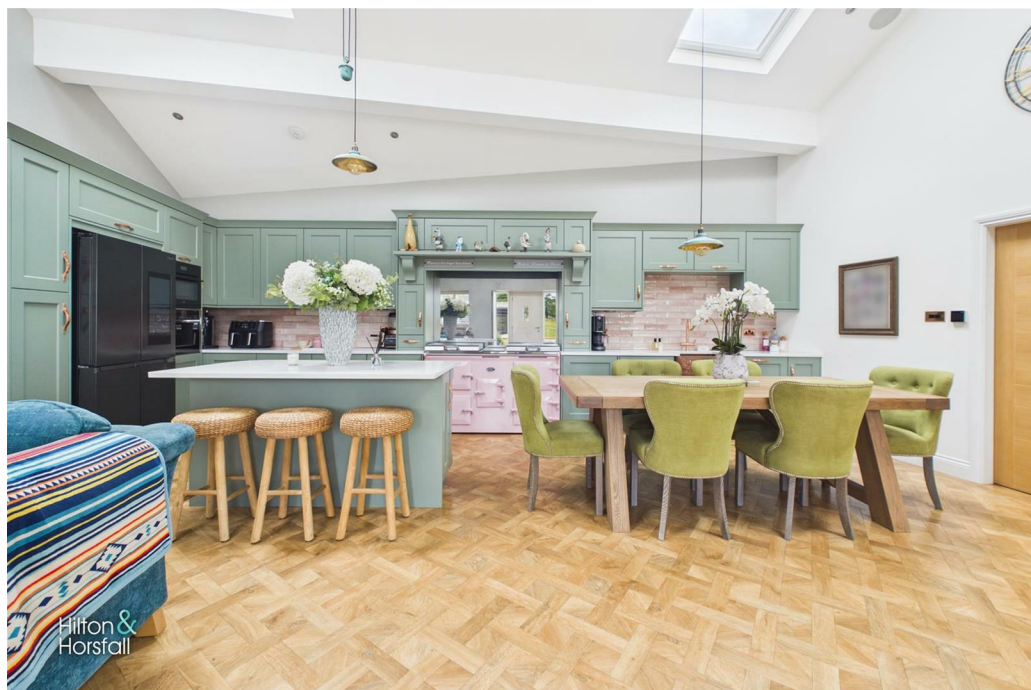


Brook View Barn, Skipton Road, Foulridge

OFFERS IN THE REGION OF £595,000







Brook View Barn, Foulridge

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- Exclusive gated detached barn conversion bungalow
- Spectacular open-plan living, dining and breakfast kitchen
- Three generous double bedrooms with principal en-suite
- High-specification kitchen with statement Rangemaster cooker
- Separate garden room and substantial gym/home office
- Off-road parking and EV charging point
- Approximately one acre of separate land with potential for equestrian use
- Freehold | EPC B | Council Tax Band E

An exceptional three-bedroom detached barn conversion bungalow, discreetly positioned within an exclusive gated setting in Foulridge and combining characterful proportions with an accomplished contemporary interior. At the heart of the home is a spectacular open-plan living, dining and breakfast kitchen, defined by its vaulted ceiling, exposed beams and rooflights. The beautifully appointed kitchen incorporates extensive shaker-style cabinetry, a substantial island with breakfast-bar seating and a statement Rangemaster cooker, while generous sitting and dining areas create an impressive setting for everyday living and entertaining. Integrated ceiling speakers and a ceiling-mounted projector serving a dedicated projection wall further enhance this remarkable space. Three generous double bedrooms include a superb principal suite with private shower room, complemented by an individually designed family bathroom featuring a freestanding metallic bath and integrated television concealed behind a mirrored panel when switched off. Outside, the gated approach provides off-road parking and an EV charging point, while the gardens offer attractive areas for relaxing and entertaining. A separate outbuilding provides an excellent garden room with bi-folding doors alongside a substantial gym/home office, introducing valuable flexibility away from the main residence. A further particular highlight is the approximately one acre of separate land, offering potential for equestrian use subject to any necessary consents and purchaser enquiries. Freehold, with an EPC rating of B and Council Tax Band E, Brook View Barn is an individual home offering an impressive combination of design, versatility and setting.





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GROUND FLOOR

BREAKFAST KITCHEN / LIVING / DINING AREA 7.33m x 7.69m (24'0" x 25'2")

An outstanding open-plan living, dining and breakfast kitchen forming the principal entertaining space of the home and creating an immediate sense of scale on entering the property. The room is defined by its impressive vaulted ceiling, exposed structural beams and multiple rooflights, which combine to draw natural light deep into the accommodation and enhance the generous proportions. The kitchen has been designed as a strong focal point, fitted with an extensive range of shaker-style cabinetry complemented by contrasting work surfaces, copper-toned handles and fittings, a striking Rangemaster cooker and a substantial central island providing additional preparation space, storage and informal breakfast-bar seating. There is ample room for a large dining table alongside a generous sitting area, allowing the space to function equally well for relaxed everyday living, family gatherings and entertaining. Parquet-style flooring runs throughout, visually connecting each of the individual zones while adding further character to the interior. The room also incorporates recessed lighting, statement pendant lighting and integrated ceiling speakers, together with a ceiling-mounted projector serving a dedicated projection wall finished with specialist projector screen paint, creating an impressive home-cinema arrangement without compromising the clean appearance of the space. A combination of rooflights, windows and external doors ensures the room remains exceptionally bright, while the high ceilings and carefully considered layout give this remarkable living space a particularly open and refined feel.

BEDROOM ONE 3.11m x 4.48m (10'2" x 14'8")

A beautifully proportioned principal double bedroom with an impressive vaulted ceiling that gives the room a particularly spacious and elegant feel. Natural light is drawn in through the rooflight and side window, while the generous ceiling height enhances the sense of volume throughout. Presented with parquet-style flooring, the room offers excellent space for a large bed together with substantial freestanding bedroom furniture. Contemporary pendant lighting positioned to either side of the bed adds a distinctive design feature, while the neutral palette and clean lines create a calm, refined setting. A generous window provides attractive outlooks across the surrounding area, and a door leads directly into the private en-suite shower room, completing an impressive principal suite.

ENSUITE SHOWER ROOM 1.84m x 1.59m (6'0" x 5'2")

A striking en-suite shower room finished with a bold, contemporary scheme and a strong sense of individuality. Large-format wall and floor tiling is paired with contrasting deep-toned feature tiles and geometric patterned detailing, creating a distinctive, design-led finish. The shower area incorporates a ceiling-mounted rainfall shower, while illuminated recessed niches provide useful storage and add further visual interest. A black WC and matching countertop wash basin continue the coordinated monochrome look, complemented by a wall-mounted mixer tap and circular illuminated mirror. A window provides natural light, while recessed ceiling lighting and the carefully considered finishes complete this stylish private en-suite.

BEDROOM TWO 4.15m x 2.94m (13'7" x 9'7")

A generous double bedroom with a bright and well-balanced feel, benefitting from both a rooflight and a side window which bring in excellent natural light. The room offers ample space for a double bed together with additional freestanding bedroom furniture, while the parquet-style flooring continues the high-quality finish seen elsewhere in the home. A soft, neutral colour palette is complemented by a subtle feature wall, creating a calm and versatile setting suitable as a guest bedroom or everyday double bedroom.

BEDROOM THREE 4.13m x 2.87m (13'6" x 9'4")

A well-proportioned third double bedroom offering excellent versatility, currently arranged to accommodate both a bed and a substantial desk setup. A recessed ceiling detail with integrated ambient lighting creates a distinctive contemporary feature, complemented by recessed spotlights and a modern neutral finish. The room benefits from a generous window providing natural light, while the parquet-style flooring continues the cohesive finish found throughout the main accommodation. With ample space for bedroom furniture as well as a dedicated study or gaming area, this is a particularly adaptable room which could equally suit use as a guest bedroom, teenager's room or home workspace.

BATHROOM 2.86m x 1.83m (9'4" x 6'0")

A beautifully appointed family bathroom with a striking, individual finish and a carefully considered blend of contemporary detailing and statement features. The centrepiece is the freestanding metallic bath, complemented by a matching countertop wash basin set upon a fitted vanity unit with useful storage beneath. Contrasting wall finishes include large-format tiling and glossy feature tiles, while copper-toned accents add warmth to the scheme. A wall-hung WC contributes to the clean, streamlined appearance, with recessed lighting and a frosted window providing both illumination and privacy. A particularly impressive addition is the integrated television screen, cleverly concealed behind a mirrored panel when switched off, allowing the technology to sit discreetly within the design of the room. The result is a distinctive and luxurious bathroom with both visual impact and everyday practicality.

GARDEN ROOM 2.13m x 5.71m (6'11" x 18'8")

A versatile garden room forming part of the separate outbuilding and providing useful additional accommodation away from the main residence. Generously proportioned and adjoining the gym / home office, the room benefits from bi-folding doors extending across the front elevation, helping to create a bright, open feel and providing a strong connection with the surrounding outdoor space. The proportions and separate position give the room excellent flexibility for a variety of leisure, entertaining or recreational uses to suit an individual purchaser's requirements.

GYM / HOME OFFICE 5.66m x 2.13m (18'6" x 6'11")

A substantial and highly versatile room forming part of the separate outbuilding, currently arranged as a private gym but equally well suited for use as a home office, studio, hobby room or other ancillary accommodation. The long, well-proportioned layout provides excellent flexibility for a range of uses, with multiple windows bringing in good levels of natural light and a separate external door providing convenient independent access. Recessed ceiling lighting and a clean, neutral finish create a bright and practical environment, while the room's position away from the main bungalow makes it particularly well suited to home working, fitness or leisure use. Together with the adjoining garden room, the outbuilding adds a valuable additional dimension to the property and enhances the versatility of the overall accommodation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/brook-view-barn>







LOCATION

Brook View Barn is positioned on Skipton Road in Foulridge, a Lancashire village lying just beyond Colne and close to the North Yorkshire border. The village is well placed on the A56 route between the M65 and Skipton, providing convenient access towards surrounding towns and the wider road network. Foulridge is particularly associated with its attractive waterside setting, with the Leeds & Liverpool Canal passing through the village alongside the historic Foulridge Tunnel and wharf, while Foulridge Lower Reservoir, also known as Lake Burwain, provides further opportunities to enjoy the local landscape. Colne offers a broader range of shops, services and amenities nearby, making the location particularly well suited to those seeking a more rural village environment without sacrificing everyday convenience.

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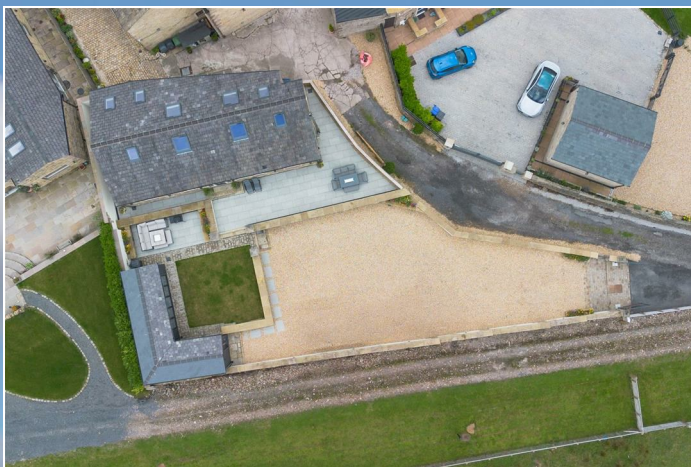
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Ground Floor Building 1

Approximate total area^m

1347 ft²

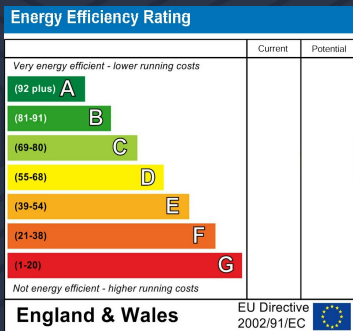
125.1 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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PRESTIGE

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