

# Pig Hole Barn, Walverden Road, Briercliffe

OFFERS IN THE REGION OF £960,000







## Pig Hole Barn, Briercliffe

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- ◆ **Approx. 3,500 sq ft detached barn conversion**
- ◆ **Five bedrooms & three en-suites**
- ◆ **Self-contained one-bedroom annexe**
- ◆ **Approx. one-acre plot with mature gardens**
- ◆ **Detached garage & extensive driveway parking**
- ◆ **Stunning semi-rural setting with countryside views**
- ◆ **Part Exchange Considered**

An exceptional detached barn conversion occupying a stunning plot of approximately one acre in a highly desirable semi-rural setting. Extending to approximately 3,500 sq ft of beautifully presented living accommodation, Pig Hole Barn seamlessly combines characterful period features with the space and versatility required for modern family living. Surrounded by mature gardens and enjoying far-reaching countryside views, the property offers a rare opportunity to acquire a substantial lifestyle home in a truly idyllic location. The accommodation comprises a welcoming reception hallway, multiple reception rooms, a superb family breakfast kitchen, utility room, study and five well-proportioned bedrooms, three of which benefit from en-suite facilities. A particular feature of the property is the self-contained one-bedroom annexe, which can be accessed from within the main residence or independently via its own entrance, making it ideal for multi-generational living, guest accommodation or those seeking additional flexibility. Externally, the property enjoys extensive driveway parking, a detached garage and beautifully maintained grounds extending to approximately one acre.







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## RECEPTION HALL 5.79m x 2.91m (18'11" x 9'6")

A spacious and welcoming reception hallway featuring an attractive oak staircase leading to the first floor galleried landing. Offering access to the principal ground floor rooms and W.C., the hallway provides a wonderful first impression with its characterful detailing, exposed beams and sense of space.

## HALLWAY 3.63m x 3.64m (11'10" x 11'11")

A characterful inner hallway featuring exposed stonework, original beams and stone flagged flooring. The space provides access between the principal reception rooms and creates an attractive transition through the property whilst enhancing the barn's charm and character.

## GROUND FLOOR WC

A useful two-piece cloakroom comprising a low-level W.C., pedestal wash basin and a window allowing for natural light, conveniently positioned off the reception hallway.

## LIVING ROOM 9.07m x 4.82m (29'9" x 15'9")

A superb family-sized living room offering excellent proportions and an abundance of character. The room centres around an impressive stone fireplace housing a multi-fuel stove, complemented by exposed beams and dual aspect windows. French doors provide access to the sitting room, whilst an internal door leads to a staircase providing access to the annexe accommodation. Views over the gardens create a bright and welcoming atmosphere throughout.

## SITTING ROOM 2.95m x 4.86m (9'8" x 15'11")

A versatile and inviting sitting room enjoying an open aspect into the adjoining sun room. Featuring attractive exposed stonework and a multi-fuel stove, the space provides an ideal area for relaxing or entertaining whilst benefiting from an abundance of natural light and pleasant views over the gardens.

## SUN ROOM 4.17m x 2.92m (13'8" x 9'6")

A delightful sun room enjoying panoramic views over the surrounding gardens through an abundance of glazing. Flooded with natural light, this relaxing space provides an ideal spot for year-round enjoyment and features French doors opening directly onto the garden.

## DINING ROOM / GAMES ROOM 6.52m x 4.04m (21'4" x 13'3")

A substantial and versatile reception room currently utilised as a games room, offering ample space for formal dining and entertaining. Featuring exposed beams, a characterful stone fireplace with multi-fuel stove and a pleasant window seat overlooking the gardens, this impressive room provides flexibility to suit a variety of family requirements.

## STUDY 3.59m x 2.90m (11'9" x 9'6")

A versatile study ideal for those working from home, featuring exposed beams, parquet flooring and a pleasant outlook over the gardens. The room offers ample space for office furniture and could also be utilised as a playroom, hobby room or snug if required.

## BREAKFAST KITCHEN 7.05m x 3.82m (23'11" x 12'6")

A stunning family breakfast kitchen fitted with a range of bespoke cabinetry, granite work surfaces and a central island providing additional preparation and storage space. The room features an Aga-style range cooker, exposed beams, stone flagged flooring and ample space for informal dining and seating, creating the perfect hub of the home for both everyday family life and entertaining.

## DINING ROOM

A well-proportioned dining room positioned directly off the breakfast kitchen, providing an ideal space for formal dining and entertaining. Featuring exposed beams, a charming window seat and pleasant views over the gardens, the room offers a warm and inviting atmosphere for family gatherings and special occasions.

## UTILITY ROOM 2.96m x 2.11m (9'8" x 6'11")

A practical utility room fitted with a range of base units incorporating a sink and drainer, together with plumbing and space for laundry appliances. The room provides useful additional storage and offers direct external access, making it ideal for day-to-day family living.

## FIRST FLOOR / LANDING

### SITTING AREA 7.83m x 2.91m (25'8" x 9'6")

A spacious galleried landing which doubles as a useful sitting area, featuring exposed ceiling beams, a vaulted ceiling and a large window enjoying pleasant views over the surrounding grounds. The landing provides access to the first-floor accommodation and creates an attractive additional living space within the home.

### BEDROOM ONE 3.64m x 4.04m (11'11" x 13'3")

A generous double bedroom enjoying pleasant views over the surrounding grounds through a large window with a built-in window seat. The room benefits from an extensive range of fitted wardrobes and storage, providing ample space for clothing and furnishings. A spacious principal bedroom offering both comfort and practicality.

### ENSUITE 1.36m x 2.56m (4'5" x 8'4")

A well-appointed three-piece en-suite comprising a panelled bath with shower over, low-level WC and pedestal wash basin. The room is finished with complementary tiling and serves the principal bedroom.

### BEDROOM TWO 4.69m x 3.21m (15'4" x 10'6")

A spacious double bedroom with a window overlooking the surrounding grounds, benefiting from a range of fitted wardrobes and useful built-in storage. This well-proportioned room also features an attractive decorative fireplace, adding character and charm.

### ENSUITE 1.80m x 2.99m (5'10" x 9'9")

A stylish and well-appointed en-suite shower room fitted with a modern three-piece suite comprising a walk-in shower enclosure, low-level WC and pedestal wash basin. Complemented by contemporary tiling, useful built-in storage and a window allowing for natural light and ventilation, the room provides practical and convenient facilities for the adjoining bedroom.

### BEDROOM THREE 4.03m x 3.82m (13'2" x 12'6")

A well-proportioned double bedroom with a window overlooking the surrounding grounds, offering a bright and comfortable space. The room provides ample space for bedroom furnishings and enjoys a pleasant outlook.

### ENSUITE 1.81m x 2.93m (5'11" x 9'7")

A spacious en-suite bathroom featuring a freestanding roll-top bath, low-level WC and vanity wash basin with storage beneath. The room enjoys a vaulted ceiling with exposed beams and a large window with built-in window seating, creating a bright and characterful space.

### BEDROOM FOUR 3.36m x 4.02m (11'0" x 13'2")

A comfortable double bedroom enjoying views over the surrounding grounds through a large window with a built-in window seat. The room offers ample space for freestanding furnishings and provides a bright and inviting environment suitable for a range of uses.

### BATHROOM 1.80m x 2.56m (5'10" x 8'4")

A well-proportioned family bathroom fitted with a three-piece suite comprising a corner panelled bath with shower attachment, pedestal wash basin and low-level WC. The room is finished with complementary wall tiling and benefits from a bright, clean feel, providing practical facilities for everyday family living.

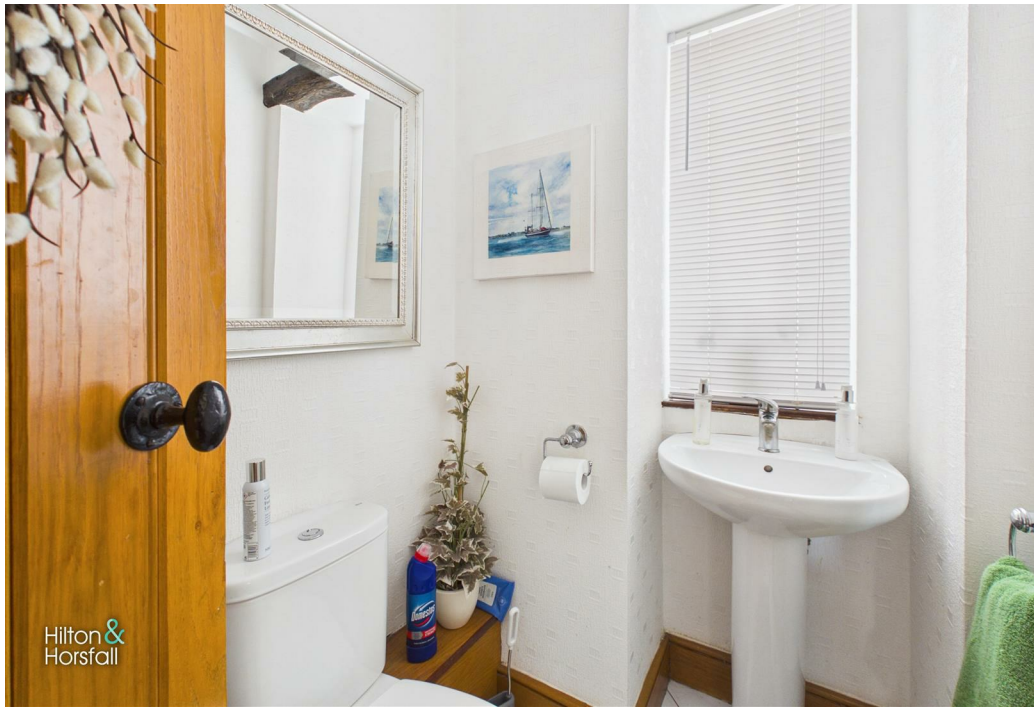
## ANNEX

## FIRST FLOOR \ LANDING

### KITCHEN / LIVING AREA 3.48m x 4.78m (11'5" x 15'8")

A versatile open-plan kitchen and living area forming part of the self-contained annexe. The kitchen is fitted with a range of matching wall and base units, complementary work surfaces, integrated cooking facilities and space for additional appliances. The room offers ample space for both lounge and dining furniture, with a large window drawing in plenty of natural light and enjoying pleasant views over the surrounding grounds. An ideal space for independent living, multi-generational occupancy or guest accommodation.







#### BEDROOM ONE 3.36m x 4.53m (11'0" x 14'10")

A well-proportioned double bedroom forming part of the self-contained annexe, offering comfortable and versatile accommodation. The room provides ample space for bedroom furniture and benefits from natural light through the window, creating a bright and welcoming atmosphere. Ideal for guests, multi-generational living or independent occupancy, the bedroom is conveniently positioned close to the annexe living accommodation and bathroom facilities.

#### BATHROOM 2.08m x 2.90m (6'9" x 9'6")

A spacious bathroom serving the annexe, fitted with a three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low-level WC. Finished with tiled walls, recessed spot lighting and useful storage areas, the room offers comfortable and practical facilities for guests or independent living within the annexe.

#### DETACHED GARAGE 8.86m x 3.74m (29'0" x 12'3")

A substantial detached garage positioned within the grounds, offering excellent parking and storage facilities. Well-suited to a variety of uses, the garage provides flexible space for vehicles, hobbies, workshop requirements or additional storage.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pig-hole-barn>

#### LOCATION

Nestled within a delightful semi-rural setting, this exceptional home enjoys the perfect balance of countryside tranquility and everyday convenience. Surrounded by beautiful open scenery and enjoying a peaceful position, the property offers an idyllic environment for family living whilst remaining within comfortable reach of nearby towns and villages. A selection of local amenities, schools, shops and transport links can be found within easy driving distance, with excellent access to the surrounding Lancashire countryside providing endless opportunities for walking, cycling and outdoor pursuits. The location combines privacy, character and accessibility, making it an ideal choice for those seeking a lifestyle property in a truly picturesque setting.

#### PUBLISHING

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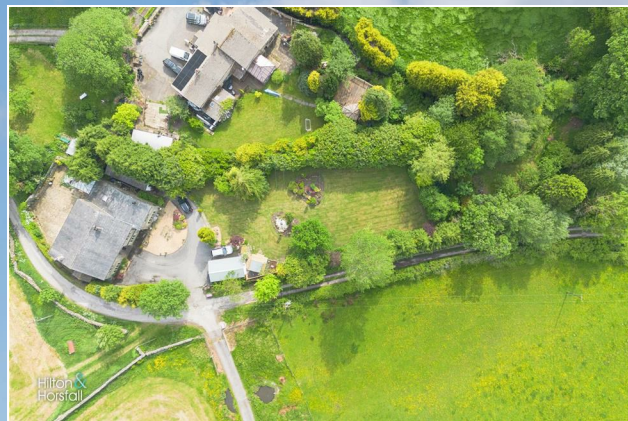
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

3947 ft<sup>2</sup>

366.8 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

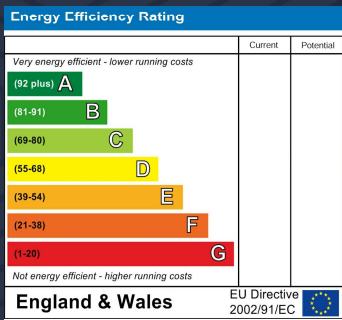
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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