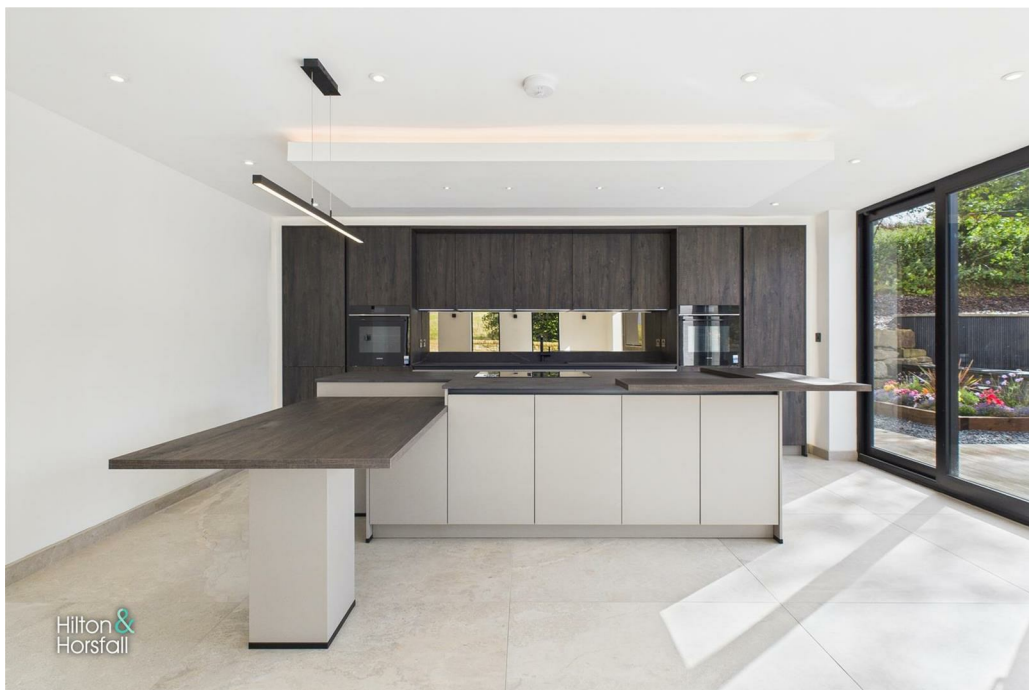


Proctor Cote Barn, Todmorden Road, Briercliffe

OFFERS IN THE REGION OF £675,000







Todmorden Road, Briercliffe

OFFERS IN THE REGION OF £675,000

- Brand new barn-style home
- Four double bedrooms & two bathrooms
- Open-plan kitchen, dining & living area with Siemens appliances
- Underfloor heating, solar panels & EV charging point
- Secure gated entrance with ample parking
- Low-maintenance landscaped gardens

A truly outstanding newly built barn-style property, finished to exacting standards throughout and offering a seamless blend of contemporary design with generous, light-filled living spaces. This exceptional home has been thoughtfully planned to maximise space, style and functionality, with high-quality fixtures, vaulted ceilings, and striking floor-to-ceiling glazing that frames views of the surrounding countryside.

The accommodation is arranged over two floors and includes a stunning open-plan kitchen, dining and living area, four double bedrooms, two beautifully appointed bathrooms, a Jack & Jill shower room, and practical utility and storage spaces. Externally, the property is accessed via a secure gated entrance with ample parking, landscaped low-maintenance gardens, and the addition of an electric vehicle charging point. Situated in the sought-after Briercliffe area close to Worsthorne village, this is a rare opportunity to acquire a home that combines rural tranquillity with modern luxury.







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GROUND FLOOR

ENTRANCE HALL

A bright and welcoming entrance hall with a modern front door and full-height side panels allowing natural light to flow through. The space features a contemporary oak and glass staircase rising to the first floor, along with large-format tiled flooring for a sleek and practical finish.

LIVING / DINING / KITCHEN 10.24m x 6.35m (33'7" x 20'9")

The heart of this exceptional home is the open-plan kitchen, dining and living space, designed with style, light and functionality in mind. The German-designed kitchen is fitted with a stunning range of sleek units and contrasting work surfaces, complemented by a feature island with breakfast bar seating. Integrated Siemens appliances, including ovens, induction hob and fridge/freezer, provide seamless convenience, while full-height glazing and sliding doors create a striking connection to the landscaped outdoor space. The living and dining areas are flooded with natural light through floor-to-ceiling windows, offering panoramic views of the surrounding countryside. A bespoke media wall provides a contemporary focal point, while the vast proportions of the room allow for flexible furniture arrangements to suit family living and entertaining alike. This impressive space is finished with large-format tiled flooring and underfloor heating, blending luxury with modern efficiency.

INNER HALL

UTILITY ROOM 2.75m x 2.30m (9'0" x 7'6")

A practical and well-planned utility space fitted with base and wall units, coordinating worktops and a stainless steel sink. There is plumbing for laundry appliances, ample storage, and a useful bench area. Finished in the same modern style as the kitchen, this room provides a functional workspace away from the main living area.

BEDROOM ONE 4.28m x 4.34m (14'0" x 14'2")

A generously proportioned double bedroom with large sliding patio doors opening onto the outside space, filling the room with natural light. Finished in a neutral palette with tiled flooring and recessed spotlights, this room offers versatility and comfort, ideal as a principal or guest bedroom.

BEDROOM TWO 4.27m x 4.38m (14'0" x 14'4")

A second spacious double bedroom located on the ground floor, featuring sliding patio doors that provide direct access to the outside space. This bright and versatile room is finished in a neutral décor with tiled flooring and recessed spotlights, offering flexibility for use as a bedroom, guest suite or home office.

BATHROOM 2.90m x 2.01m (9'6" x 6'7")

A beautifully appointed bathroom featuring a contemporary three-piece suite comprising a panelled bath with floor-mounted mixer tap, a walk-in shower with rainfall head, and a wall-hung vanity basin with storage beneath. The room is finished with a concealed cistern WC, large wall-mounted mirror, and stylish tiling throughout, creating a sleek and modern look.

FIRST FLOOR / LANDING

BEDROOM THREE 5.85m x 4.34m (19'2" x 14'2")

An impressive first-floor double bedroom with striking vaulted ceilings and full-height glazing that opens out onto the landscaped outdoor space. The room is filled with natural light and enjoys views over the gardens, creating a bright and airy feel. A generous footprint provides flexibility for a range of layouts, making this a superb principal or guest suite.

JACK & GILL SHOWER ROOM 2.26m x 2.27m (7'4" x 7'5")

A stylish Jack & Jill shower room serving the first-floor bedrooms, complete with a walk-in shower enclosure with rainfall head, a wall-hung vanity basin with storage, and a concealed cistern WC. Finished with large-format tiles, recessed lighting and a skylight window, the room feels bright and contemporary. Dual access doors provide convenience and flexibility for family living.

BEDROOM FOUR 4.29m x 2.14m (14'0" x 7'0")

A bright first-floor bedroom with a skylight window and recessed lighting, offering a clean and contemporary feel. This versatile space is well-suited as a double bedroom, child's room, guest room, or home office, benefitting from neutral décor and practical proportions.

STORE ROOM 1 4.26m x 4.46m (13'11" x 14'7")

Accessed via Bedroom Four, this useful storage room offers a generous footprint with sloping ceilings and houses the property's modern heating and water system. Finished with lighting and neutral décor, it provides excellent additional space for storage or practical household use.







STORE ROOM 2 4.36m x 2.01m (14'3" x 6'7")

Accessed via Store Room One, this additional storage area provides further flexibility with a generous layout and sloping ceilings. Finished in neutral tones with lighting installed, it offers excellent potential for organised storage or use as a hobby space.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/proctor-cote-barn>

LOCATION

Proctor Cote Barn is located along Todmorden Road in the highly regarded Briercliffe area, surrounded by rolling countryside yet within easy reach of local amenities. Briercliffe and the nearby village of Worsthorpe offer everyday conveniences including shops, schools and local pubs, while Burnley town centre provides a wider selection of shopping, dining and transport links. The property is ideally positioned for those seeking a balance between peaceful rural living and convenient access to commuter routes, with the M65 motorway network close by.

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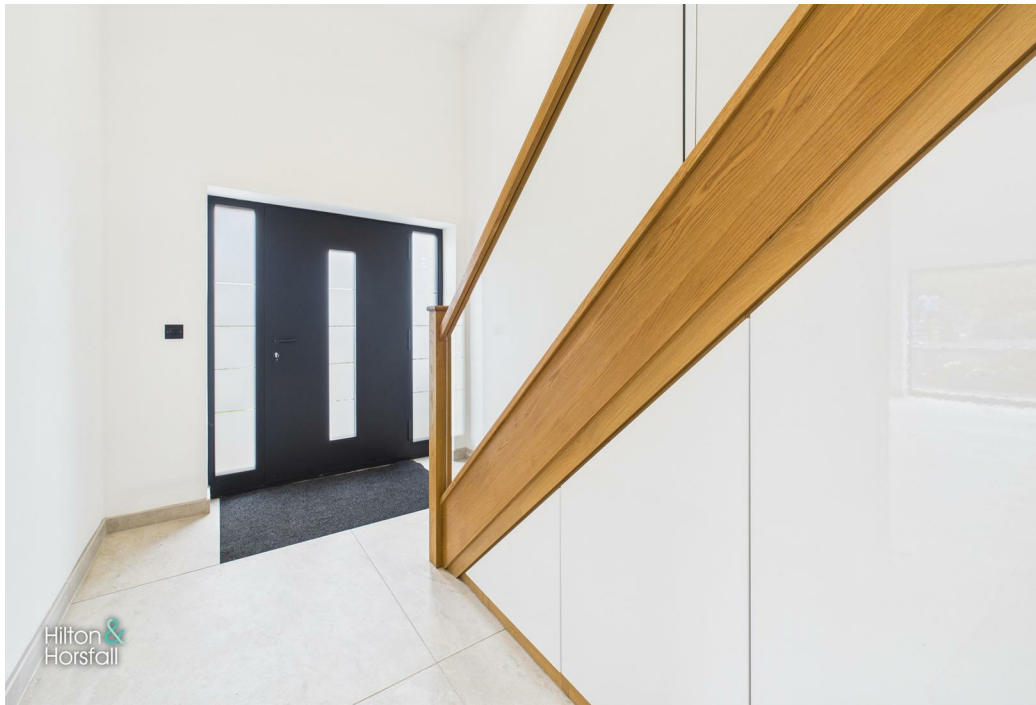
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Ground Floor

Approximate total area⁽¹⁾

2318 ft²
215.4 m²

Reduced headroom

190 ft²
17.6 m²



Floor 1

(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.

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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