



Cross Lane Farm, Cross Lane, Barley

Offers In The Region Of £794,950

- Detached farmhouse set within approx. 6 acres
- Breathtaking panoramic views across to Pendle Hill
- Huge potential to develop into a bespoke, high-end rural home
- Existing farmhouse footprint with planning potential and CGI visuals available
- Peaceful, private position yet close to Barley village amenities
- Excellent transport links to Clitheroe, Barrowford, and the M65 motorway
- A rare opportunity in one of the most sought-after locations
- Ideal for those seeking a unique countryside lifestyle project

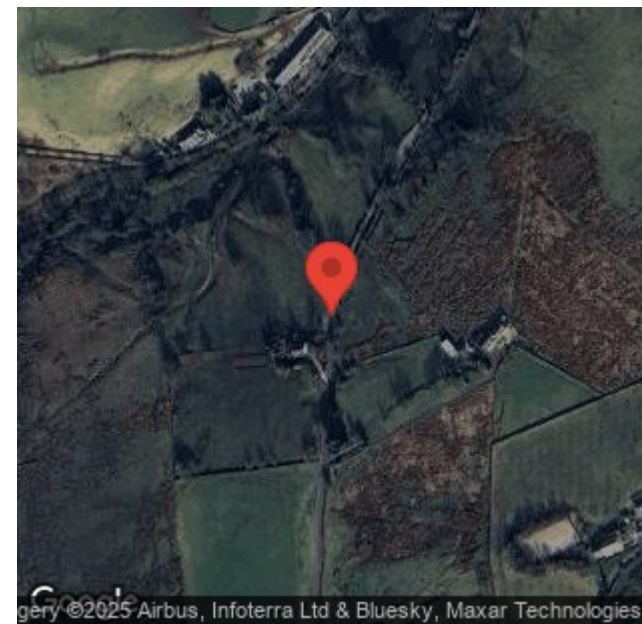
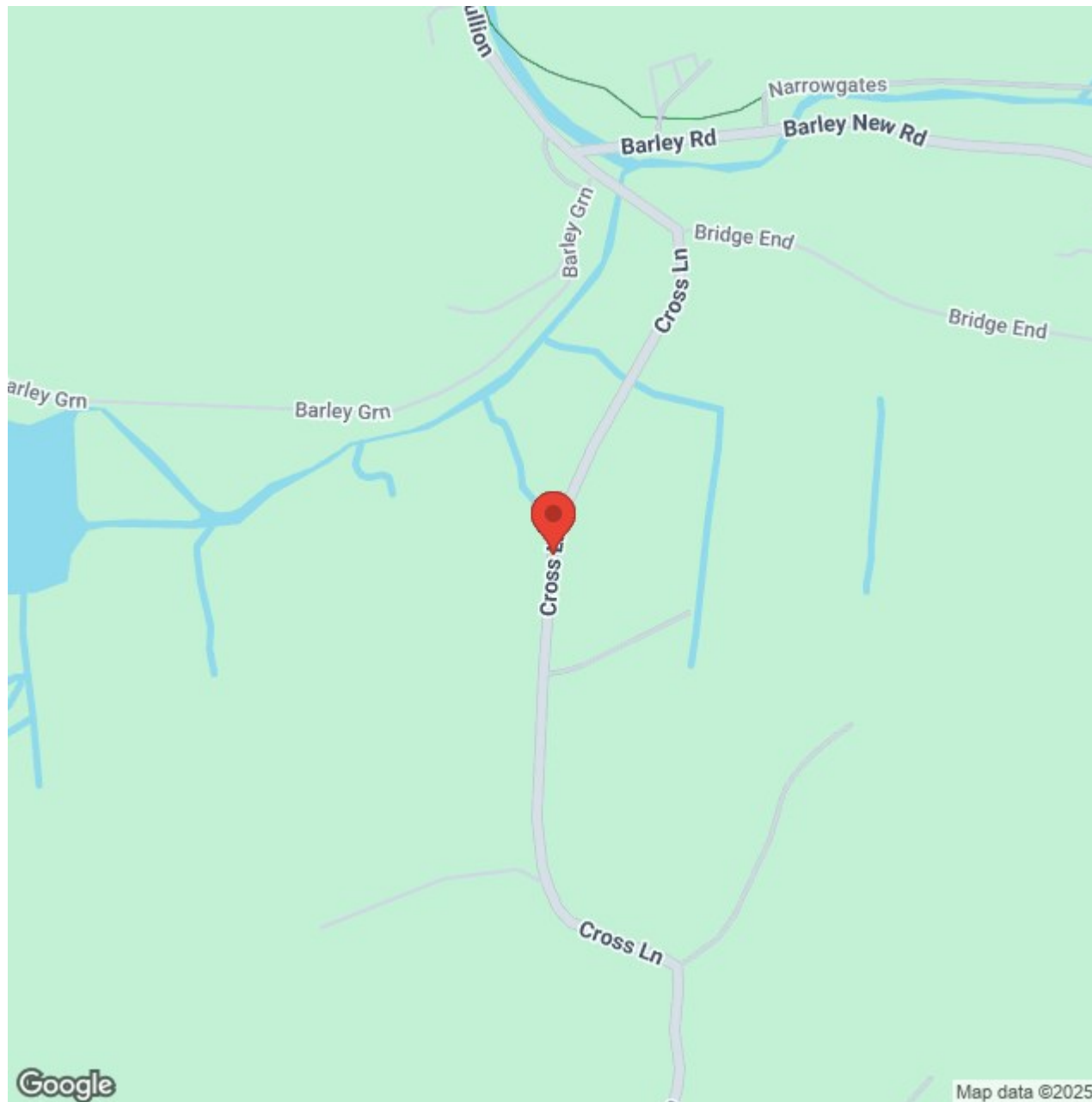
A rare semi-rural opportunity with full planning consent, panoramic views, and outstanding potential

Cross Lane Farm is a detached stone farmhouse set within approximately 6 acres of land, with the benefit of an additional 9 acres of adjoining land available to let separately.

Situated within an area of outstanding natural beauty (AONB).

Positioned in a highly sought-after semi-rural location on the edge of the village of Barley, this exceptional property enjoys breathtaking views across open countryside towards the iconic Pendle Hill. Despite its peaceful and private setting, the property is within easy reach of Barley's village amenities, Clitheroe, Barrowford, and the M65 motorway.







Lancashire

A rare semi-rural opportunity with full planning consent, panoramic views, and outstanding potential
Cross Lane Farm is a detached stone farmhouse set within approximately 6 acres of land, with the benefit of an additional 9 acres of adjoining land available to let separately.

Situated within an area of outstanding natural beauty (AONB).

Positioned in a highly sought-after semi-rural location on the edge of the village of Barley, this exceptional property enjoys breathtaking views across open countryside towards the iconic Pendle Hill. Despite its peaceful and private setting, the property is within easy reach of Barley's village amenities, Clitheroe, Barrowford, and the M65 motorway.

GROUND FLOOR

ENTRANCE HALLWAY 5'6" x 4'3" (1.69m x 1.32m)

A welcoming entrance hall with exposed beams and timber detailing, providing access to the main reception rooms and staircase leading to the first floor. The space offers a warm and characterful introduction to the property.

LIVING ROOM 12'0" x 21'3" (3.67m x 6.49m)

A generously proportioned reception room full of character, featuring exposed ceiling beams and a stone fireplace with a log-burning stove. A large window to the front elevation frames the open countryside views, while the herringbone-style flooring adds warmth and charm. This is a versatile space, ideal for both family living and entertaining.

DINING ROOM 12'9" x 14'11" (3.89m x 4.55m)

A charming reception room with exposed ceiling beams and feature stone fireplace, currently utilised as a dining space. The room offers built-in shelving and storage, ideal for displaying books and glassware. A window to the rear elevation frames the surrounding countryside views, making this a wonderful space for family dining and entertaining.

KITCHEN 10'5" x 8'3" (3.18m x 2.53m)

Positioned to take advantage of the spectacular countryside views, the kitchen is fitted with a range of base and wall units, stainless steel sink, and ample worktop space. A window runs the full length of one wall, flooding the room with natural light and framing the surrounding scenery. This space offers excellent potential for reconfiguration as part of a wider refurbishment project.

UTILITY ROOM 9'8" x 13'8" (2.97m x 4.18m)

A spacious and practical utility room fitted with additional storage units, plumbing for washing machine and dryer, and space for further appliances. The room benefits from tiled flooring, exposed beams, a window to the side, and a door providing direct access to the exterior. Ideal for use as a laundry and boot room, perfectly suited to a countryside lifestyle.

GROUND FLOOR WC 2'5" x 5'3" (0.76m x 1.62m)

A convenient ground floor cloakroom fitted with a low-level WC and wash basin. Positioned off the utility room for ease of access.

FIRST FLOOR / LANDING

BEDROOM ONE 12'3" x 11'6" (3.75m x 3.53m)

A well-proportioned double bedroom with a window to the rear elevation enjoying open countryside views. The room benefits from fitted wardrobe storage, neutral décor, and ample space for additional furnishings. A bright and comfortable principal bedroom.

BEDROOM TWO 12'3" x 11'6" (3.75m x 3.53m)

A spacious double bedroom with dual aspect windows to the front and side elevations, allowing plenty of natural light. The room is well presented with space for wardrobes and additional storage, making it a versatile and comfortable bedroom.

BEDROOM THREE 12'9" x 9'7" (3.90m x 2.93m)

A well-sized bedroom located to the rear elevation, enjoying far-reaching views across the surrounding countryside. Currently arranged as a child's bedroom, the space offers versatility for use as a guest room, home office, or nursery.

BATHROOM 7'8" x 11'2" (2.36m x 3.42m)

A generously sized bathroom fitted with a panelled bath and overhead shower, pedestal wash basin, and low-level WC. The room features part-tiled walls, exposed ceiling beam, and a built-in storage cupboard. A window to the rear provides natural light and pleasant countryside views.

GARAGE / BARN 13'8" x 21'5" (4.17m x 6.53m)

A versatile space with double doors, ideal for vehicle storage, workshop use, or conversion potential (subject to the necessary consents).

STORE 11'10" x 6'2" (3.62m x 1.88m)

A useful adjoining store room providing additional storage for tools, garden equipment, or feed.

LOCATION

Cross Lane Farm is located in the beautiful village of Barley, a highly desirable spot in the heart of Pendle, Lancashire. Surrounded by rolling countryside and sitting beneath the famous Pendle Hill, Barley is steeped in history and known for its strong sense of community.

The village offers a range of local amenities including two popular country pubs, a café, village hall, and children's play area, making it a welcoming place for families and visitors alike. It is also well known as the starting point for walks up Pendle Hill and around the nearby reservoirs, making it a hub for walkers and outdoor enthusiasts.

Cross Lane Farm represents a once-in-a-generation opportunity to create a high-end, bespoke country home with full planning consent already in place, in one of the most picturesque and desirable locations in Lancashire.

Despite its peaceful rural setting, Barley is conveniently placed for access to nearby towns such as Clitheroe, Barrowford, Nelson, and Burnley, each offering a wider selection of shops, restaurants, schools, and leisure facilities. The M65 motorway is within easy reach, providing excellent links to Preston, Blackburn, Manchester, and beyond.

For families, there are well-regarded primary and secondary schools in the surrounding area, further enhancing the appeal of this fantastic location.

THE EXISTING PROPERTY

The existing farmhouse offers 172 sqm (1,850 sqft) of accommodation, including garaging and stores.

Ground Floor – 78 sqm

A welcoming entrance hallway leads into the principal reception rooms, all full of character. The lounge features parquet herringbone wood flooring, exposed beams, and a log-burning stove. Further rooms include a dining room, fitted kitchen with countryside views, a generous utility/boot room, and ground floor cloakroom.

Garage & Store – 41 sqm

A substantial attached garage/barn with double doors, plus a useful adjoining store, ideal for workshop or further conversion.

First Floor – 53 sqm

Three double bedrooms all enjoy stunning views across rolling farmland, served by a large family bathroom.

THE VISION - Full Planning Permission Passed

Cross Lane Farm benefits from full planning permission (no "subject to planning" conditions remain) for a striking and sympathetic scheme designed by Stanton Andrews Architects.

The approved extension and reconfiguration create a truly spectacular residence with extensive glazing, seamless indoor/outdoor living, and a balance of traditional character with contemporary architecture.

Proposed Accommodation (with extension)
Ground Floor – 281 sqm

First Floor – 59 sqm

Total – 340 sqm (3,660 sqft)

Including the retained utility and kitchen area, the completed property would extend to approximately 4,000 sqft in total – making this one of the area's most impressive modern country homes.

DESIGN HIGHLIGHTS

Expansive open-plan kitchen/dining/family space with full-height glazing and sliding doors onto the terrace

Principal suite with dressing room and en-suite bathroom

Multiple reception rooms and flexible guest/office accommodation

Vaulted ceilings, exposed stonework, and carefully integrated contemporary detailing

Landscaped gardens with terraces to maximise the panoramic views

OUTSIDE

The property is set within 6 acres of land comprising gardens, grazing paddocks, and open countryside, ideal for equestrian or smallholding use.

Mature gardens with lawns, terraces, and established planting

Parking for multiple vehicles via private driveway

Detached garage, store, and timber outbuilding

Additional 9 acres of adjoining land available to let separately

THE OPPORTUNITY

Currently arranged as a traditional farmhouse with adjoining outbuildings and gardens, Cross Lane Farm presents an exciting chance for buyers to create a bespoke home that maximises both space and the spectacular setting. With ample land and scope for development, this is a property with unlimited potential.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton &
Horsfall



BB12 9JS

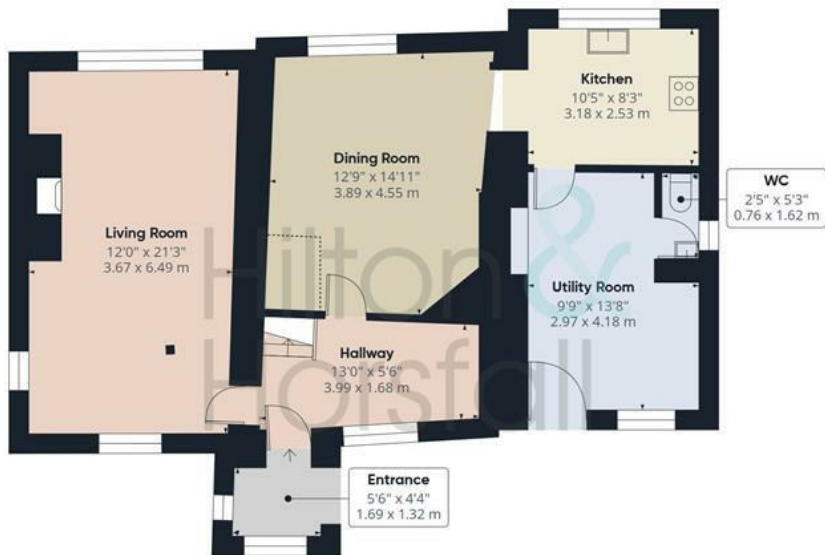
OUTSIDE

Cross Lane Farm is set within approximately 6 acres of land, offering a mix of gardens, grazing land, and open countryside. The property is approached via a private driveway, with parking available for multiple vehicles.

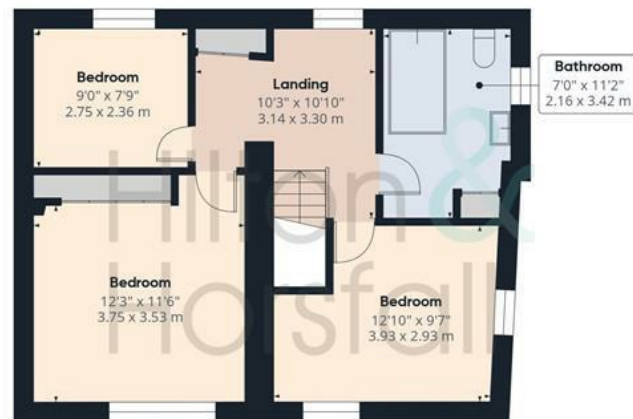
There are mature gardens surrounding the house with established trees, shrubs, and lawned areas, together with seating terraces to enjoy the far-reaching views towards Pendle Hill.

The property also includes a detached garage and store, providing excellent storage and scope for workshop use. To the rear, there is a timber outbuilding and space for additional garden features such as a hot tub or summerhouse.

The land surrounding the farmhouse provides a wonderful sense of privacy and seclusion, making it ideal for equestrian or smallholding use, or simply for those seeking a countryside retreat.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Hilton &
Horsfall

Approximate total area⁽¹⁾

1712 ft²

159 m²

Reduced headroom

13 ft²

1.2 m²

(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.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)