

Blue Slate Barn, Smithy Lane, Colne

OFFERS IN THE REGION OF £739,950







Smithy Lane, Colne

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- ♦ **Stunning semi-detached barn conversion**
- ♦ **Fully renovated to a high standard throughout**
- ♦ **Four well-proportioned bedrooms**
- ♦ **Approx. one acre plot with panoramic views**
- ♦ **Gated driveway & substantial double garage**
- ♦ **Sought-after semi-rural location near Lake Burwain**

An exceptional semi-detached barn conversion, beautifully renovated to a high standard throughout, offering a superb blend of character features and contemporary living. This impressive family home boasts spacious and versatile accommodation, including multiple reception areas, a stunning open-plan breakfast kitchen, four well-proportioned bedrooms, and stylish bathroom and shower room facilities. Exposed timber beams, feature fireplaces and quality finishes run throughout, creating a warm yet refined living environment perfectly suited to modern family life. Set within approximately one acre of private grounds, the property is accessed via electrically operated gates leading to a large driveway and a substantial double garage. The outdoor space is ideal for both entertaining and everyday enjoyment, with generous lawned gardens, patio areas and breathtaking panoramic views across the surrounding countryside. Situated in a sought-after semi-rural location close to Lake Burwain, this outstanding home offers the perfect balance of tranquillity and convenience.







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GROUND FLOOR

RECEPTION HALLWAY

A welcoming and characterful reception hallway, showcasing exposed timber beams and quality wood flooring, creating a warm and inviting first impression. The space offers excellent proportions and a natural flow through the home, with access to the principal reception areas and staircase beyond. Thoughtfully styled with built-in storage and seating.

SITTING / DINING ROOM 4.87m x 3.85m (15'11" x 12'7")

A beautifully presented and highly versatile reception room, featuring exposed timber beams that enhance the character and charm of this stunning barn conversion. The space offers generous proportions, comfortably accommodating both relaxed seating and dining or workspace areas, making it perfectly suited to modern family living. French doors open directly onto the patio, allowing natural light to flood the room whilst providing seamless access to the outdoor entertaining space.

LIVING ROOM 6.12m x 4.88m (20'0" x 16'0")

A stunning and character-filled living room, showcasing exposed timber beams and a striking central stone fireplace that creates a true focal point to the space. Generous in size, the room offers a warm and inviting atmosphere, ideal for both relaxing and entertaining, with a layout that comfortably accommodates multiple seating areas. Large windows and doors allow for an abundance of natural light, whilst maintaining a cosy and intimate feel.

BREAKFAST KITCHEN 4.52m x 6.26m (14'9" x 20'6")

A stunning open-plan breakfast kitchen, beautifully designed to form the heart of the home, combining contemporary styling with practical family living. The space is centred around a substantial island unit with seating, complemented by quality fitted cabinetry, integrated appliances and contrasting work surfaces, creating a sleek and sophisticated finish. Large windows and bi-folding doors flood the room with natural light whilst framing views over the surrounding grounds, seamlessly connecting the indoors with the outdoor entertaining areas. The layout effortlessly accommodates both informal dining and social gatherings, making it an ideal space for modern family life.

SITTING AREA / HALLWAY 4.10m x 6.58m (13'5" x 21'7")

An impressive open sitting area set within the main hallway, enhanced by a striking galleried landing and exposed timber framework that showcases the scale and character of the barn conversion. The space centres around a feature stone fireplace, creating a warm and inviting focal point, whilst large glazed doors allow natural light to pour in and provide access to the external patio areas. Offering a superb sense of openness and flow, this versatile area is ideal as an additional reception space.

LAUNDRY ROOM / BOOT ROOM 2.84m x 6.75m (9'3" x 22'1")

A superbly appointed and highly practical laundry and boot room, perfectly suited to modern family living. Fitted with a range of bespoke cabinetry, incorporating ample storage, work surfaces and space for appliances, the room has been thoughtfully designed to keep everyday tasks neatly organised. A dedicated cloaks and storage area provides excellent space for coats, footwear and outdoor wear, making it ideal for countryside living.

GROUND FLOOR WC 1.25m x 1.84m (4'1" x 6'0")

A stylish and beautifully presented two-piece suite comprising a low-level WC and wash hand basin, finished with striking feature wallpaper and complementary panelling. This thoughtfully designed space adds a touch of personality and character.

FIRST FLOOR / LANDING

A stunning galleried landing featuring exposed timber beams and balustrades, creating a real sense of space and character. Overlooking the ground floor, this impressive area is filled with natural light and provides access to the first floor accommodation, with feature lighting enhancing the overall aesthetic.

BEDROOM ONE 3.90m x 4.81m (12'9" x 15'9")

A stunning and generously sized principal bedroom offering a calm and luxurious feel, with ample space for a king-size bed and additional furnishings. The room is beautifully presented with a feature wall, soft neutral décor, and plenty of natural light, creating a relaxing retreat. This impressive space also benefits from access to a private en-suite, enhancing both comfort and convenience.

ENSUITE SHOWER ROOM 1.58m x 2.41m (5'2" x 7'10")

A stylish and well-appointed en-suite comprising a large walk-in shower with glass enclosure, a contemporary vanity unit with twin wash hand basins, and a low-level WC. The space is finished with modern tiling, a heated towel rail, and useful built-in storage, creating a practical yet luxurious addition to the principal bedroom.

BEDROOM TWO 3.62m x 5.67m (11'10" x 18'7")

A spacious and well-presented double bedroom featuring a full wall of fitted wardrobes, providing excellent built-in storage. The room also benefits from direct access to a shower room, making it an ideal guest suite or secondary bedroom.

ENSUITE SHOWER ROOM 1.17m x 2.55m (3'10" x 8'4")

A modern and well-appointed shower room fitted with a sleek three-piece suite, comprising a walk-in shower enclosure, low-level WC, and a wash hand basin.

BEDROOM THREE / DRESSING ROOM 3.39m x 3.69m (11'1" x 12'1")

Currently utilised as a dressing room, this well-proportioned third bedroom offers a versatile space to suit a variety of needs. Fitted with an extensive range of modern wardrobes providing ample storage, the room could easily be reconfigured as a comfortable double bedroom, nursery or home office.

BEDROOM FOUR 2.44m x 4.40m (8'0" x 14'5")

A well-proportioned fourth bedroom offering a bright and inviting space, ideal for a child's bedroom, guest room or home office. Complemented by exposed timber beams which add character and charm.

BATHROOM 2.09m x 2.67m (6'10" x 8'9")

A beautifully finished and contemporary four-piece bathroom suite comprising a panelled bath with central taps, separate shower enclosure, low-level WC and a floating vanity unit with inset wash hand basin. Fully tiled with stylish, high-quality wall and floor coverings, the space is enhanced by illuminated mirrors and modern fittings, creating a sleek and luxurious feel throughout.

DOUBLE GARAGE 6.06m x 5.92m (19'10" x 19'5")

A spacious double garage providing excellent secure parking and additional storage space, ideal for vehicles, tools, or workshop use. The garage also offers access to a further useful storage area, perfect for keeping larger items neatly tucked away, adding to the overall practicality and versatility of the property.

STORAGE 2.63m x 5.99m (8'7" x 19'7")

A highly useful additional storage space accessed via the garage, offering excellent versatility for a range of uses. Ideal for storing seasonal items, outdoor equipment, or general household belongings, this area enhances the practicality of the property and keeps day-to-day living areas clutter-free.







LOCATION

Situated in a highly desirable semi-rural setting, this property enjoys a peaceful position surrounded by beautiful countryside, whilst still offering convenient access to nearby towns and amenities. The location is ideal for those seeking a balance between tranquil living and everyday practicality. The picturesque Lake Burwain is just a short distance away, perfect for scenic walks, outdoor activities, and enjoying the natural surroundings. Well-regarded schools, local shops, and transport links are all within easy reach, making this an excellent choice for families and those looking to enjoy both lifestyle and convenience.

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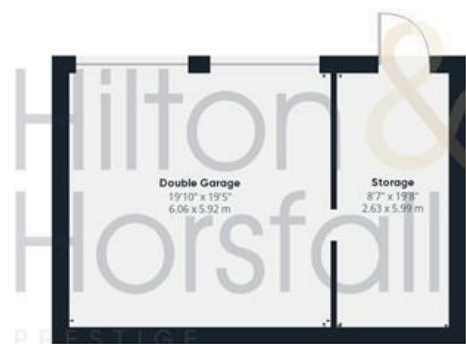




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3146 ft²

292.2 m²

Reduced headroom

12 ft²

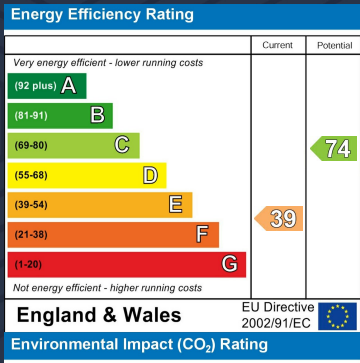
1.1 m²

(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.



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