

The Barn

Old Back Lane | Wiswell | BB7 9BS

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The Barn Old Back Lane Wiswell BB7 9BS

Price £750,000

Land available by separate Negotiation
Guide Price: £50,000

A superb detached barn conversion finished to exacting standards with high-quality fitments and beautifully presented throughout.

Situated in the heart of this most popular of Ribble villages with the benefit of extensive gardens ample parking and adjoining land available.

Construction

The property is constructed of stonework with pitched slate roof supported on timber.

Entrance Hall

Oak sealed unit double-glazed timber double entrance doors and feature window. Travertine floor, double panel central heating radiator, feature open landing with pitch pine balustrade and twisted steel spindles.

Cloaks

Jacuzzi bracket wash hand basin with concealed low-level WC closet, wall-mounted radiator, sealed unit double-glazed timber window and low-voltage spotlighting. Slate floor and solid oak doorway.

Kitchen

High-quality fitted kitchen with range of base and wall units with bow corners, cream laminate and

solid oak finish with light granite work surfaces and splash backs. Built-in 'Neff' five-ring gas hob with brushed steel illuminated canopy over, built-in 'Neff' dishwasher, built-in 'Miele' fridge and built-in 'Miele' freezer. Twin 'Neff' ovens comprising microwave oven with warming oven and storage shelf and separate fan-assisted electric hob with warming oven beneath. 'Blanco' composite sink unit with mixer tap with 'Quooker' boiler water supply, separate preparation area with separate sink and mixer tap. Sealed unit hardwood double-glazed stone mullion windows to gable and rear elevations and hardwood timber panel rear entrance door.

Dining / Living Room

Light oak parquet herringbone set floor, sealed unit hardwood double-glazed timber window and French doors leading to garden and patio areas. Twin wall-mounted high-stand radiators and feature wall-mounted flueless glass-fronted fire.

Living Room

Oak boarded floor, polished steel wall-mounted radiators and feature double ceiling with spotlighting. Feature dressed stone fireplace with open grate and raised stone hearth. Solid oak double-glazed timber concertina doors leading to:

Particulars of Sale

Garden Room

Spectacular garden room with sealed unit hardwood double-glazed windows with French doors and feature composite tinted sealed unit double-glazed ceiling, wall-mounted living gas fire and travertine tiled floor.

First Floor

Landing

Open landing area with feature window, fitted bookshelving and double panel central heating radiator.

Bedroom One

Sealed unit double-glazed hardwood window to gable elevation and double panel central heating radiator.

En-Suite

Feature bowed bath with chrome fitments and shower over, bracket wash hand basin, low-level WC, built-in linen cupboards and stores, fully ceramic tiled walls and floors, sealed unit double-glazed timber window to gable elevation and chromed wall-mounted towel rail. Low-voltage spotlighting and extractor.

Bedroom Two

Sealed unit double-glazed stone mullion window to gable elevation and double panel central heating radiator.

Bedroom Three

Twin sealed unit double-glazed Velux skylights, wall-mounted radiator and sealed unit double-glazed hardwood timber window.

External

Parking

Entering the site from Back Lane there are two separate areas of parking, a walled parking area for 5/6 vehicles and a separate access area to the field with additional parking even for a horse box.

Garage

Substantial detached stone double garage with twin up and over doors.

The garage is presently used and occupied as a gym with full ceilings and lighting. Sealed unit double-glazed uPVC windows to rear elevation, three radiators, base units with sink, wall-mounted gas boiler providing heating to the garage block.

Shower Room

With open shower, bracket wash hand basin and low-level WC, fully ceramic tiled. uPVC double-glazed window, wall-mounted chromed radiator towel rail.

First Floor

The first floor above the garage has been converted to an excellent occasional bedroom space or home office with two wall-mounted radiators, twin dormer windows with sealed hardwood double-glazed window, feature ceiling spotlighting and eaves storage.

Garden Areas

Superb gardens mainly laid to lawns with recently constructed stone patio with separate raised herb garden, timber shed and greenhouse. Separate parking to the rear of the garage.

Courtyard garden to rear of property.

Land

Extending to approximately 4.562 Acres available by separate negotiation.

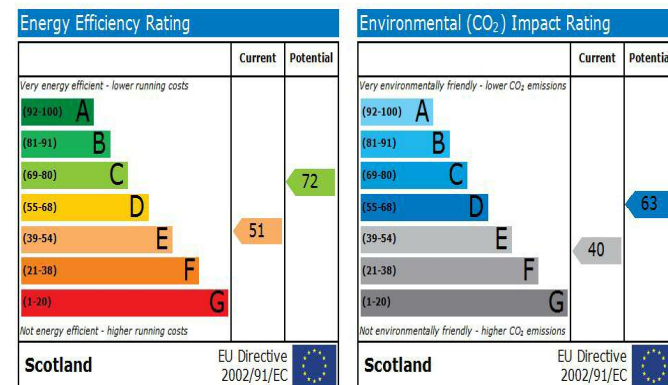
Services

Mains water, electricity and gas, mains sewers

Tenure

Free hold with vacant possession upon legal completion.

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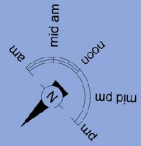


The Barn, Wiswell

Approximate Gross Internal Area :- 168.85 sq m/ 1817.49 sq ft

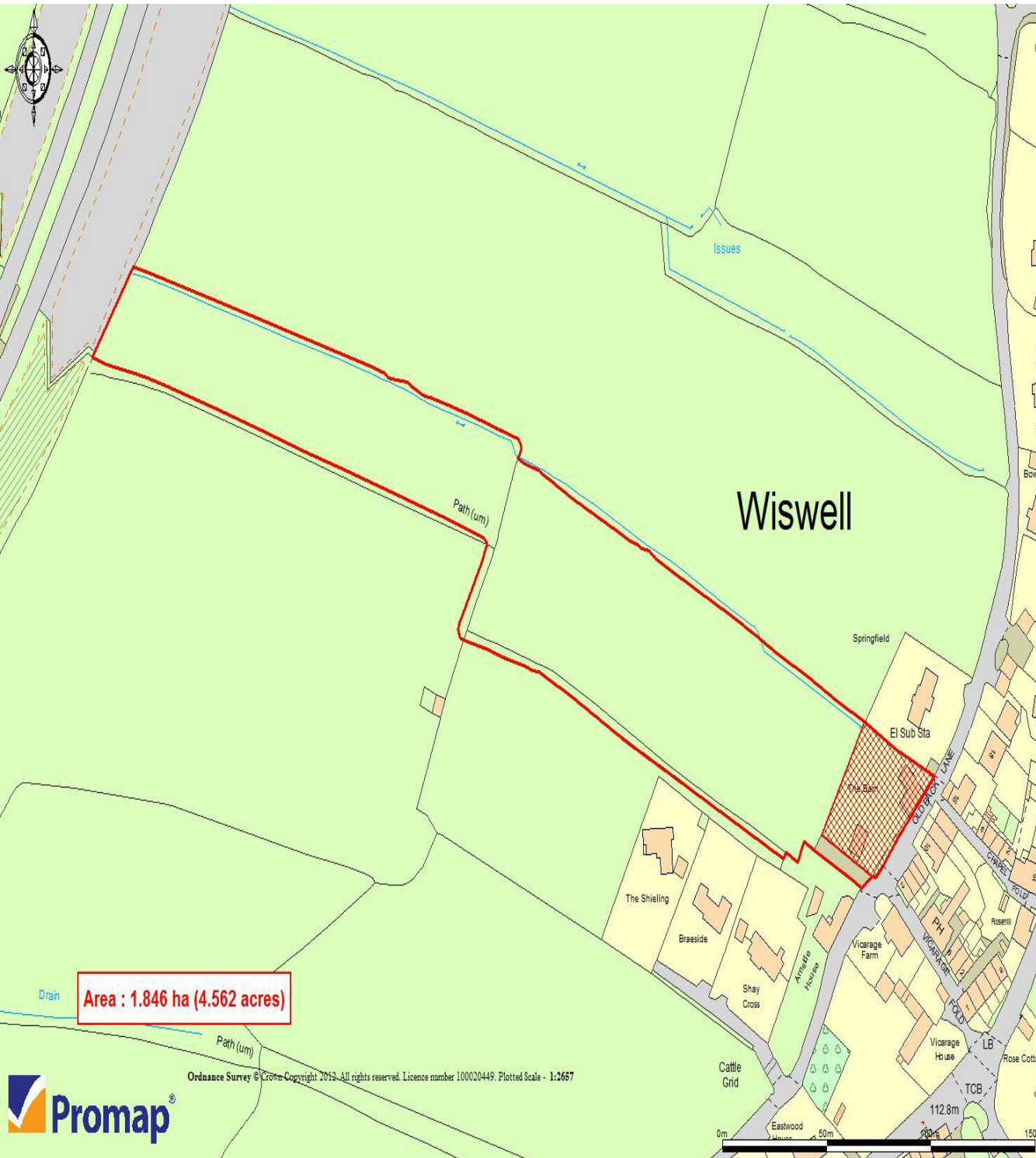
Garage :- 92.46 sq m/ 995.23 sq ft

Total :- 261.31 sq m/ 2812.72 sq ft



For illustrative purposes only. Not to scale.
Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Area : 1.846 ha (4.562 acres)

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Energy Performance Certificate



The Barn, Old Back Lane, Wiswell, CLITHEROE, BB7 9BS

Dwelling type: Detached house Reference number: 8804-4259-8829-2396-2523
 Date of assessment: 11 May 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 May 2012 Total floor area: 150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

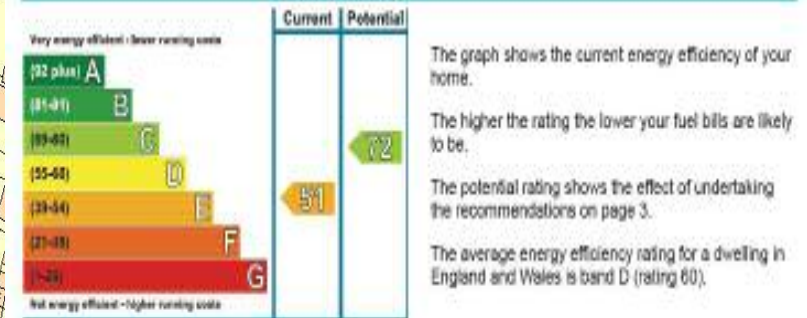
Estimated energy costs of dwelling for 3 years:	£5,016
Over 3 years you could save	£1,536

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£279 over 3 years	£188 over 3 years	<p>You could save £1,536 over 3 years</p>
Heating	£4,458 over 3 years	£3,003 over 3 years	
Hot Water	£279 over 3 years	£279 over 3 years	
Totals	£5,016	£3,480	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£1,095	✓
2 Floor insulation	£800 - £1,300	£162	✓
3 Low energy lighting for all fixed outlets	£105	£50	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



