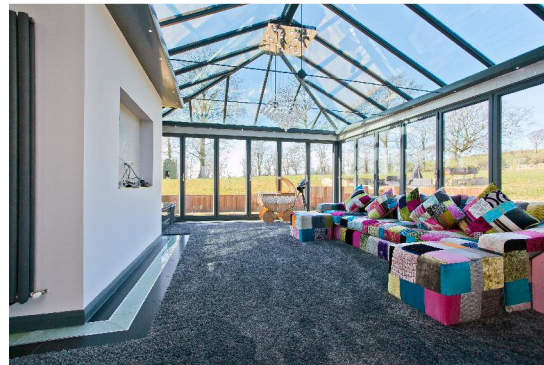




Lane End Barn

Pleckgate Road | Blackburn | BB1 8QY

MSW HEWETSONS



Lane End Barn

Guide Price of £1,000,000

Part Exchange Considered

Pleckgate Road | Blackburn
BB1 8QY

A detached quality stone barn conversion located in a quiet rural setting yet within minutes of the town centre and its facilities. The property is finished to exacting standards with high-quality fitments and contemporary design.

The property is very efficient with a bespoke energy saving heating system and installation.

Ground floor

Entrance porch

Aluminium sealed unit double-glazed entrance porch with feature ceramic tiled flooring with signature inlay with house name. Double hardwood sealed unit double-glazed entrance door with alarm system.

Reception hallway

Open reception hallway with timber boarded flooring, sealed unit double-glazed twin aluminium windows to front elevation. High-stand feature wall-mounted central heating radiators.

Living room

Solid timber boarded flooring, feature full-wall sealed unit double-glazed aluminium picture window, sealed unit double-glazed aluminium window to rear elevation, two wall-mounted

feature high-stand radiators and beam effect ceilings. Clear-view multi-fuel stove set in dressed stone fire surround and hearth and sealed unit aluminium windows to garden room.

Sitting room / garden room

Superb open sitting room and garden room.

Sitting room area

Feature full-wall sealed unit double-glazed aluminium picture window to front elevation, sealed unit double-glazed aluminium window to gable elevation and sealed unit double-glazed aluminium personnel door. Feature ceramic tiled flooring and hi-fi and TV cabinet surrounds. Three feature wall-mounted panel radiators and feature lighting.

Garden room

A superb garden room conservatory constructed of sealed unit double-glazed aluminium with concertina sliding doors, feature ceramic tiled flooring, TV insert with wiring and two wall-mounted panel radiators.

Dining room

Leading off the main reception hallway. Timber boarded flooring and sealed unit double-glazed aluminium patio doors. Feature wall-mounted high-stand panel radiator, understairs room with storage and cupboards.

Breakfast kitchen

L-shaped breakfast kitchen.

Kitchen area

Superb range of fitted base and wall units with complementary granite work surfaces with matching island unit. Stainless steel sink unit with mixer tap, 'Hotpoint' ceramic hob, built-in 'Zanussi' coffee maker, built-in microwave oven and built-in American style fridge/freezer. Double panel radiator, beamed ceiling and ceramic tiled flooring. Sealed unit double-glazed aluminium windows to gable and rear elevations. Oil-fire Age in blue with AEG extractor hood over.

Particulars of sale

Breakfast area

Open breakfast area with ceramic tiled floor, double panel radiator and aluminium sealed unit double-glazed window to rear elevation.

Utility room

Single drainer stainless steel sink unit with mixer tap, fitted base units, plumbed for automatic washing machine and dryer. Sealed unit double-glazed aluminium window. Built-in 'Hotpoint' electric oven and pressurised hot water cylinder.

Cloaks

With low-level WC and wash hand basin.

Garage

Attached garage with electrically operated up and over door, light, power and water installed.

First floor

Staircase

Feature open tread hardwood staircase with feature glazed balustrade.

Landing

Return double landing with matching hardwood and glazed balustrade, feature circular double-glazed aluminium window to rear elevation and feature aluminium double-glazed window to front elevation. Double panel central heating radiator and Velux skylight.

Master bedroom

Superb master bedroom with fitted wardrobes and cupboards and feature double-glazed aluminium window to rear elevation.

En-suite shower room

Comprising fully sealed steam shower cubicle with seating, twin bowl sinks set on a timber unit, low-level WC, sealed unit double-glazed Velux skylight and chrome radiator towel rail.

Bedroom two

Velux skylight and fitted cupboards and drawers.

Bedroom three

Sealed unit double-glazed aluminium window, double panel radiator, fitted wall shelving and cabinets. Floor lighting.

Bedroom four

Twin sealed unit double-glazed aluminium windows to rear elevation and double glass fronted wardrobes.

House bathroom

Containing three-piece suite comprising panel bath with shower fitment and screen, wash hand basin set in marble plinth, low-level WC, ceramic tiled walls and floor, Velux skylight and chrome radiator towel rail.

External

Entrance

The property is approached along a private lane to a double wrought iron electrically operated entrance gate.

Parking

To the rear elevation of the property is a large paved parking area for several vehicles and feature chromed display fountain.

To the side and rear of the property are large lawned gardens with flagged patio areas with timber decking and raised barbeque areas.

Services

Mains electricity, mains water, sewerage to septic tank.

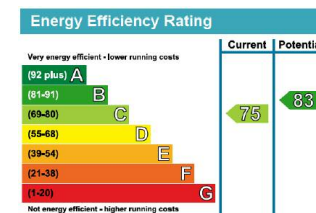
Heating

The property is installed with a fuel efficient "Mitsubishi Zubadan" air source central heating system with contribution from solar panels, the property as an original oil fired AGA installed but has been disconnected

Council Tax Band

Band G payable to Ribble Valley Borough Council

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



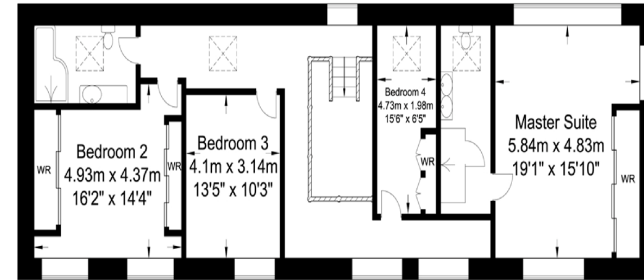
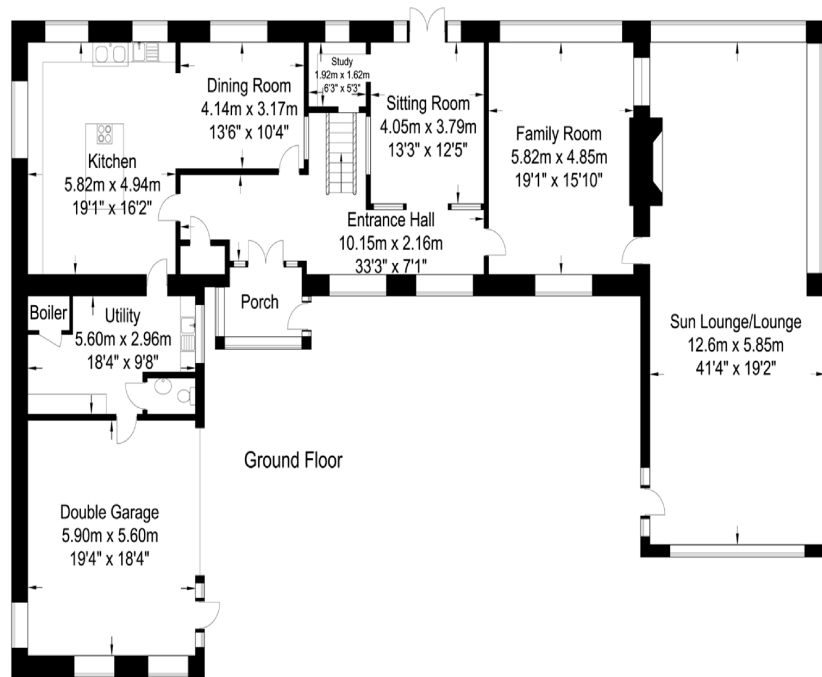


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Approximate Gross Internal Area :- 333.46 sq m / 3589.33 sq ft

Garage:- 33.04 sq m / 355.63 sq ft

Total :- 366.5 sq m / 3944.97 sq ft



First Floor

For illustrative purposes only. Not to scale
 Whilst every attempt was 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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