



The Barn

Cuckstool Lane | Fence | Burnley | BB12 9NY

MSW HEWETSONS



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Guide Price of £575,000

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An exceptionally spacious semi-detached stone built barn conversion with multi-flexible internal accommodation on two floors with open aspects over the extensive gardens and views of Pendle and the surrounding area.

The Barn has been sympathetically developed combining characterful period features with contemporary quality fixtures and fittings. The former stable block is now used as a wood store, general store, two workshops and a gym/boiler room, plus large double garage with remote controlled door. The substantial gardens are absolutely stunning with stone rockeries, a series of ponds and a woodland walk.

External Porch

Hardwood timber supports on a pitched slate roof, stone flag floor and external lighting.

Entrance Hallway

Part Indian stone flag floor, solid oak entrance door with leaded light coloured glass window and brass ceiling spotlights.

Inner Hallway

Oak parquet floor, two double central heating radiators, feature mahogany staircase with turned newel posts and balustrade, brass ceiling spotlighting, adjoining store place under stairs and mezzanine lounge/study.

Cloakroom

Fully tiled corner shower cubicle with 'Triton' electric shower, low-level WC in limed oak stand with ceramic sink unit, oak parquet floor, uPVC double-glazed window, low-voltage lighting, beamed ceiling and extractor fan.

Dining Kitchen

High quality built-in kitchen units by Simpsons of Colne and honed granite work surfaces throughout. Central island, 'Rangemaster' electric cooker, two ovens and five halogen hobs with extractor canopy and granite splashbacks. 'De Dierich' fridge and dishwasher, single drainer 1½ bowl Belfast sink, Chinese slate floor, double-glazed window to front, two side double-glazed windows, beamed ceiling, low-voltage lighting, central heating radiator, built-in Spanish 'Hergom' stove feature set in rustic brick chimney breast and telephone point.

Side Vestibule

Quarry tiled floor, three double-glazed windows and stable door.

Dining Room

Oak Parquet flooring, French opening doors to front garden and two full opening double-glazed windows to side, low-voltage lighting and double central heating radiator.

Utility Room

Solid floor, single drainer 1½ bowl sink unit with tiled splashbacks, plumbed and drained for automatic washing machine and dryer, extractor fan, fully fitted white base and wall cupboards.

Games Room / Second Sitting Room

uPVC French opening doors to front garden with two double-glazed windows to side, TV point and double central heating radiator.

Staircase

Leading to first floor.

Half Landing

With feature leaded decorative glass window depicting peacock and birds of paradise.

Particulars of sale

Lounge

Double-glazed window, double sliding uPVC patio doors leading to raised patio, feature stone fireplace with multi-fuel stove, beamed ceiling, two double central heating radiators, 2 TV points, telephone point, low-voltage lighting and double opening mahogany doors to:

Study / Sitting Room

Two uPVC casement windows, telephone point, central heating radiator and TV point.

Staircase to upper floor level

Spacious Landing

Brass spotlights, two telephone points, access via aluminium ladder to fully insulated loft area with electric light and power, housing UV filter for water supply.

Master Bedroom

Extensive views over the surrounding area with polished tongue and groove floor, double-glazed casement window, TV point, telephone point, low-voltage lighting, double central heating radiator, airing cupboard with shelving housing hot water cylinder and fitted electric immersion heater.

En-Suite Shower Room

Three-piece white Heritage suite comprising low-level WC, wash hand basin with cupboard, fully tiled 'Daryl' shower cubicle, 'Grohe' shower with directional jets, heated towel rail, tiled walls with 'Villeroy and Boch' Travertine tiles, matching floor tiles, dado panel walls and double-glazed electric Velux window.

Bedroom Two

uPVC double-glazed window, Velux window, central heating radiator, built-in cupboard with wardrobe and shelving and TV point.

Bedroom Three

uPVC double-glazed window overlooking the front garden and one side window, double central heating radiator, beamed ceiling and TV point.

Family Bathroom

An exceptionally large room with white Heritage six-piece suite comprising low-level WC, bidet, roll-top bath with ball and claw feet and shower attachment, fully tiled 'Daryl' shower cubicle with 'Grohe' power shower, 'his and hers' pedestal wash hand basins, Velux window, double-glazed window, extractor fan, double central heating radiator, dado panelled walls and beamed ceiling.

Dressing Room / Occasional Bedroom Four

Twin opening doors to hanging rails, shelving and storage, central heating radiator, low-voltage lighting with door to:

Second Dressing Room

Range of hanging rails fitted shelving and low-voltage lighting.

Separate WC

Comprising of two-piece suite with a Heritage low-level WC and pedestal wash hand basin, extractor fan, central light point and ceramic tiled floor.

External

The property lies in formal gardens and

woodland of approximately two and a half acres or thereabouts and includes a lawned garden to the front with Indian stone flag pathways and patio and a corner water feature. There is a tarmac driveway with double opening six-barred entrance gates leading to a cobbled courtyard and a York stone turnaround area.

Double Garage

With electrically operated up and over entrance door, electric light and power.

Boiler Room / Gym

Trianco central heating boiler, stable door, electric light and power.

Implement Store

With stable door and electric light.

Workshop

uPVC non-opening window. Window, electric light and power.

Log Store

With electric light.

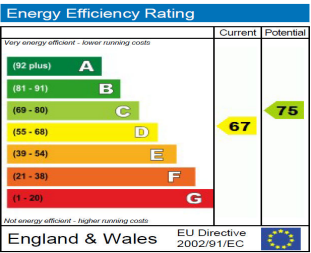
Store Room

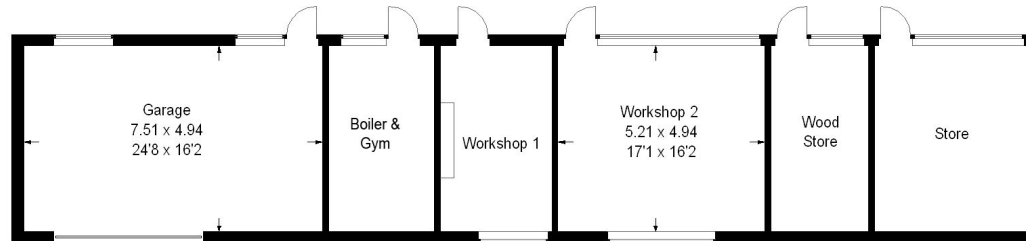
With stable door and electric light.

To the rear is a well stocked garden with a variety of mature plants, conifers and Leylandii hedge. The majority of the garden lies to the side and rear of the property being predominantly south facing and includes a feature ornamental pond with waterfall, stream, rockery gardens, stone bridge and patio area along with a second ornamental pond. A small woodland walk leads through to the rear of the property where there is a

well planted small woodland with steps down on two sides to the edge of the boundary. Security and garden lighting, external power and water taps.

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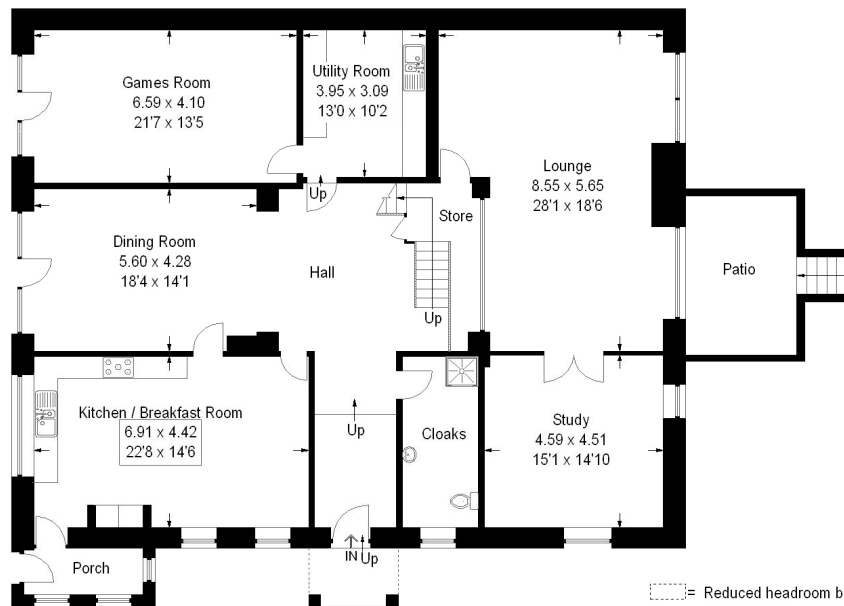




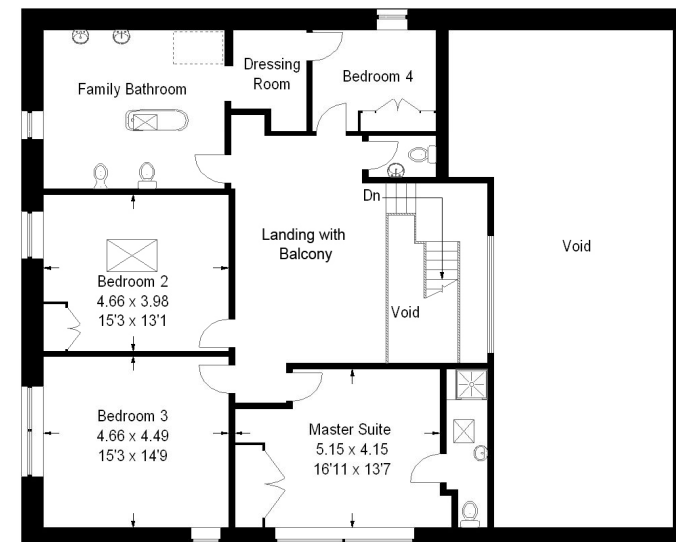
(Not Shown In Actual Location/ Orientation)
Outbuilding

The Barn

Approximate Gross Internal Area (Excluding Void / Patio) :-
355 sq m / 3821 sq ft
Outbuilding :- 126 sq m / 1356 sq ft
Total :- 481 sq m / 5177 sq ft



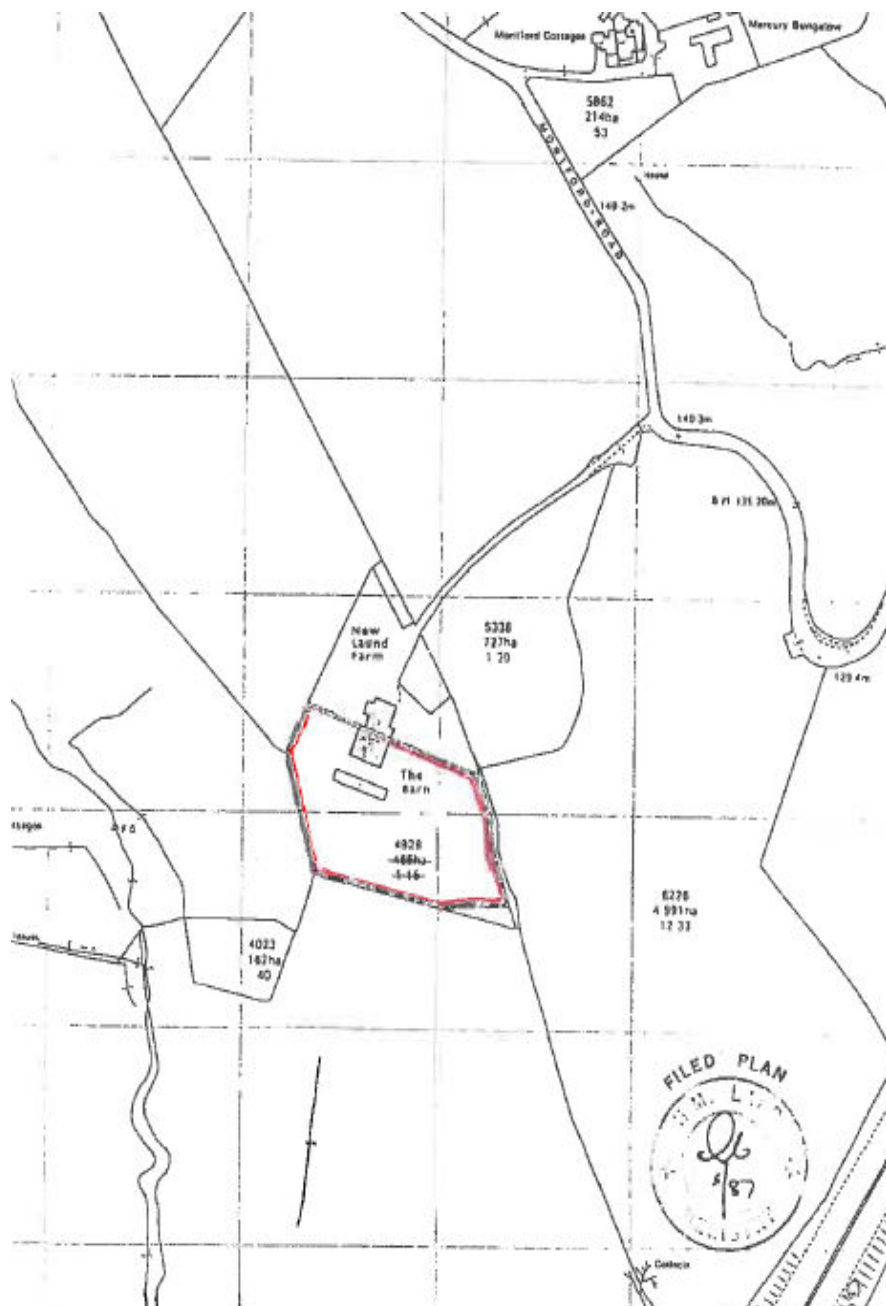
Ground Floor



First Floor

--- = Reduced headroom below 1.5 m / 5'0

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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