



# Under Pendle Farmhouse

Barley | BB9 6LQ

MSW HEWETSONS



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Guide Price of £595,000

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A distinctive detached period house situated in a spectacular elevated position with surrounding panoramic open views. The property has great style and character and has been significantly extended and improved to form a superb family house with high quality fitments and immaculate décor.

## **Entrance Porch / Utility**

Traditional panelling entrance door, stone flag floor, rear timber door, Belfast enamel sink with granite work surfaces and splash backs and chrome taps. Double-glazed window to front elevation, plumbed for automatic washing machine, double panel central heating radiator, cloaks hanging and shelving. Low-voltage spotlighting to ceiling.

## **Cloaks**

Separate low-level WC with stone flag floor and single panel central heating radiator.

## **Reception Hallway**

Stone flag floor, high-stand radiator and

understairs cloak hanging. Traditional timber balustrade staircase leading to first floor accommodation.

## **Drawing Room**

Superb open drawing room with twin sealed unit double-glazed sash style windows to east elevation. Adam style fireplace with brick recess housing 'Muchwenlock' multi-fuel stove. Traditional nailed oak paneled floor. Half panel walls, traditional panel bookshelf and radiator in cover beneath book shelving. Traditional coved ceiling and hanging rails.

## **Breakfast Kitchen**

Oil-fired Aga in traditional rebate with decorative tiled splashbacks and black granite work surfaces adjacent. Range

of high-quality fitted kitchen units which are hand-painted with brass furnishings and timber panel work surfaces. Stone flag floor, single-glazed windows to front and west elevations. Enamel Belfast sink with chrome taps. Timber panel main entrance door with glazed panel above. Low-voltage spotlighting to ceiling.

## **Dining Room**

Timber sash window to front elevation with shutters. Adam style fireplace with brick recess and 'Coalbrookdale' multi-fuel stove. High-stand radiator, coved ceiling and feature architrave panelled recess.

# Particulars of sale

## Pantry

Original pantry with stone flag floor and stone shelving. Timber open cupboards, wall panelling and shelving.

## First Floor

### Staircase

Traditional return staircase with timber balustrade.

### Landing

Open landing with double panel central heating radiator.

### Master Bedroom

Twin timber sash windows to front elevation, double and single panel central heating radiator and original fireplace. Fitted cloaks cupboards and storage.

### En-Suite Shower Room

Containing fully tiled shower cubicle, pedestal wash hand basin, low-level WC, half ceramic tiled walls, single panel central heating radiator and low-voltage spotlighting.

### Bedroom Two

Timber sash window to front elevation, traditional fireplace and double panel central heating radiator.  
Access to:

### Bedroom Four

Annex bedroom with sealed unit double-glazed uPVC windows to rear and gable elevations. Double panel central heating radiator and timber beamed ceiling.

### En-Suite Bathroom

Containing panel bath with shower fitment over, Jacuzzi wash hand basin, Jacuzzi low-level WC, oak boarded floor, sealed unit double-glazed uPVC window to gable elevations, chrome radiator towel stand, fully ceramic tiled walls and beamed ceiling with fitted spotlighting.

### Bedroom Three

Sealed unit double-glazed timber window to rear elevation and double panel central heating radiator.

### House Bathroom

Containing four-piece suite comprising panel bath, large shower with ceramic tiles, low-level WC, pedestal wash hand basin, single panel central heating radiator and fitted linen cupboard.

## External

### Gardens

Walled garden to front elevation with lawns, privet hedging and seating area.

Large open garden to the northeast elevation, lovely open flat lawn with stone and brick wall and raised stone flag patio area.

## Outbuildings

### Garden Store

Beneath the annex bedroom four is a useful garden storage room which could also be converted to further accommodation to the main property if required.

## Parking

Steps leading from the side lawns to an open hard-core parking area for several vehicles.

## Additional Land

There is also a separate compound with parking, timber sheds and vegetable garden.

## Services

Mains electricity, private water supply, sewerage to septic tank, oil-fired central heating and domestic hot water.

## Tenure

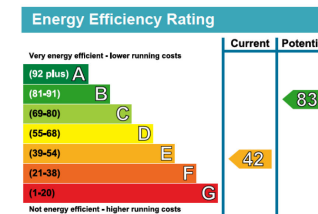
Freehold with the benefit of vacant possession upon legal completion.

## Council Tax Band 'E'

## Planning permission

To the rear of the house on the additional land, planning commission has been obtained to construct a substantial garage and stable block with workshop/office and storage, a downloadable plan is available.

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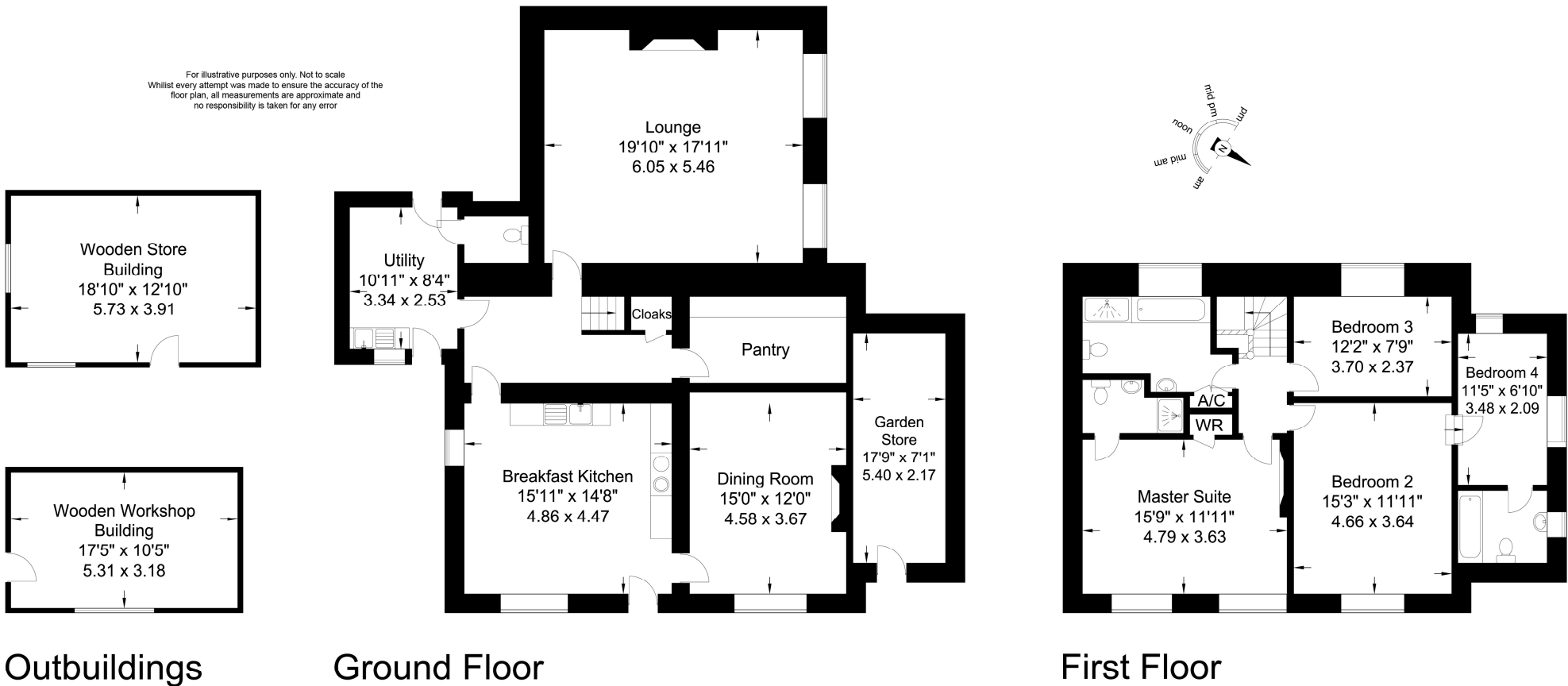
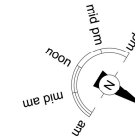
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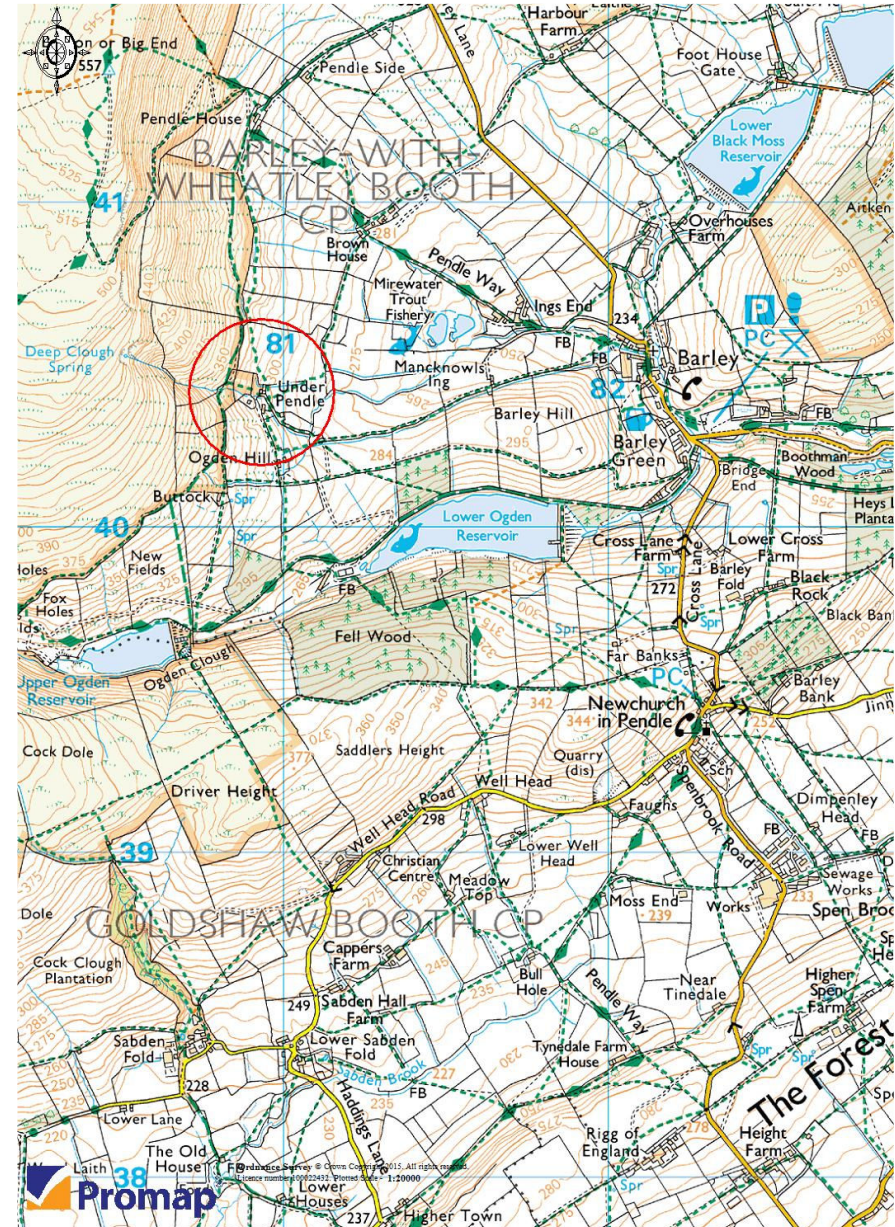
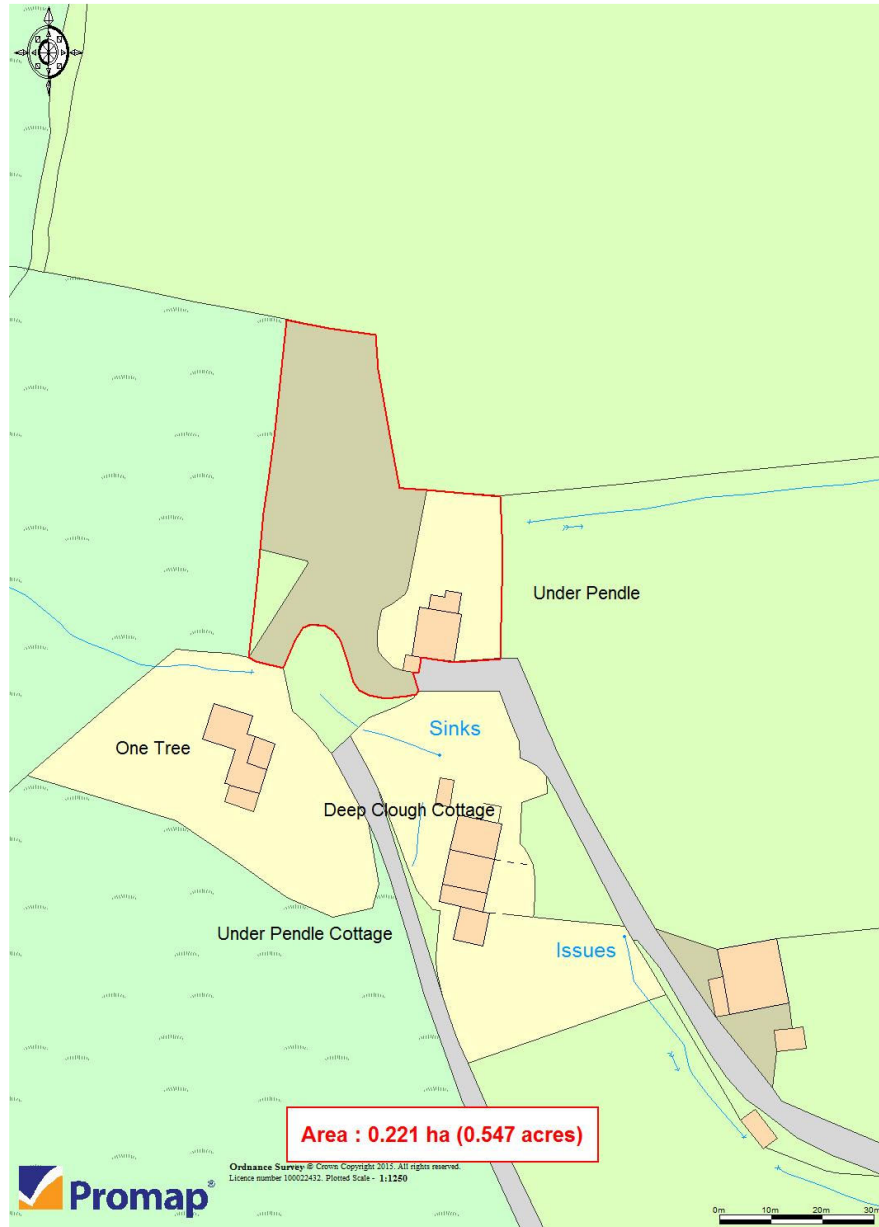
Approximate Gross Internal Area : 197.38 sq m / 2124.58 sq ft

Outbuildings : 39.29 sq m / 422.91 sq ft

Total : 236.67 sq m / 2547.49 sq ft

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





The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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01200 42 41 42 [www.mswhewetsons.co.uk](http://www.mswhewetsons.co.uk)

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG