



Higher Laithe Barn

Barley | BB9 6LF

MSW HEWETSONS



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Guide Price of £575,000

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A superb barn conversion situated in an elevated rural position with spectacular open views yet within minutes drive of both the Pendle and Ribble Valley amenities. The property has recently been fully refurbished to a very high standard with many features and quality fixtures and fittings.

The property is constructed of stone work with pitch stone roof supported on timber.

Accommodation comprising;

Ground Floor

Entrance Hall

With feature sealed unit powder coated aluminum concertina doorway, stone flagged floor, exposed stone work, timber beam ceiling, timber balustrade staircase leading to first floor accommodation, under stair storage, single panelled central heating radiator.

Principle Family Room

The majority of the ground floor to the property is devoted to a superb open family room comprising kitchen, dining room and sitting area.

Sitting Area

`A` rated sealed double-glazed window to front elevation with stone window bottom, stone flagged floor, multi fuel cast iron stove in fireplace rebate with

timber mantle. Double panelled central heating radiator, feature stoned column. 240 volt LED ceiling lights.

Dining Area

`A` rated sealed double-glazed window to the front elevation, stone flagged floor, 240 volt LED ceiling lights.

Kitchen

Range of high quality fitted kitchen furniture by 'Second Nature' with hand painted cupboards and drawers with complimentary oak blocked work surfaces and 'Silstone' twin 'Belfast' sink surround with chrome mixer tap. Matching island breakfast bar with bow fronted cupboards and stile stone preparation and breakfast area. 'Range Master' stove with induction ceramic hob and illuminated extractor over (available by separate negotiation). Built in 'Neff' microwave. `A` rated sealed double-glazed windows to both front and gable elevations, beamed ceiling and console lighting.

Rear Hallway

Plumbed for automatic washing machine and dryer, double panelled central heating radiator, stone flagged floor, `A` rated sealed double-glazed gable window and `A` rated sealed stable door to gable, 240 volt LED lighting.

Cloaks

W.C, wash hand basin, half timber panelled walls, stone flagged floor, extractor fan, 240 volt LED lighting.

Boiler Room

Floor mounted 'Worcester' boiler providing central heating and domestic hot water and 240 volt LED lighting.

Lounge

Solid oak flooring, timber mantle fireplace with log burning stove on stone flagged hearth, fitted timber display cabinets and cupboards to both sides of the chimney breast, 240 volt LED lighting to ceiling, double panelled central heating radiator, two sealed unit double-glazed windows to rear elevation with stone sills.

Particulars of sale

Guest Bedroom Five

`A` rated sealed double-glazed window to rear elevation with stone flagged sill, fitted cupboards and wardrobes, double panelled central heating radiator, solid oak floor, 240 volt LED lighting.

En-Suite Shower Room

Containing three piece suite comprising fully travertine tiled shower cubicle with sliding screen, pedestal wash hand basin, low level WC. Full travertine tiled walls and floor, chromed wall mounted radiator towel rail, 240 volt LED lighting to ceiling, extractor fan and electric under floor heating.

First Floor

Stair Case

Traditional timber balustrade stair case.

Landing

Open landing area with views to front reception hallway, inner landing with 240 volt LED lighting and wall lighting.

Bedroom One (Rear Elevation)

`A` rated sealed double-glazed window to rear elevation with stone sill, double panelled central heating radiator, 240 volt LED lighting, original timber truss ceiling.

En-Suite Shower Room

Containing four piece suite comprising fully travertine tiled shower cubicle with ceiling high volume shower fitment, twin

bowl sinks with chromed wall mounted mixer taps, set on oak and timber cabinets. Low level W.C, fully travertine tiled walls and floors, chrome wall mounted radiator towel rail, extractor fan, 240 volt LED ceiling lighting and electric under floor heating.

En-Suite Dressing Room

With fitted shelving and hanging.

Bedroom Two (Rear Elevation)

`A` rated sealed double-glazed window to rear elevation with stone sill, double panelled central heating radiator, original timber truss beam ceiling, fitted cupboards and wardrobes, 240 volt LED lighting.

Bedroom Three (Front Elevation)

`A` rated sealed double-glazed `Velux` sky light, double panelled central heating radiator, fitted cupboards and wardrobes, feature stone column and timbers, 240 volt LED lighting.

Bedroom Four/Office (Front Gable Elevation)

`A` rated sealed double-glazed window to gable elevation, timber beam ceiling, 240 volt LED lighting.

House Bathroom

Containing four piece suite comprising fully ceramic tiled corner shower fitment, composite roll topped bath with chromed mixer tap and shower fitment, pedestal wash hand basin, low level

WC, ceramic tile floor, half timbered walls, original timber beamed ceiling, 240 volt LED lighting, sealed double-glazed `Velux` sky light and electric under floor heating.

External

Entrance

The property is approached from the main highway along a privately owned road. The property has the benefit of extensive lawned gardens to the front elevation, tarmacadam parking and turning area, stone flagged patio to gable, timber decking and lawned area to rear with surrounding stone wall.

Land

The property has the benefit of an adjacent paddock extending to 0.5 of an acre. A timber stable building is available by separate negotiation.

Services

Mains electricity, water supply by joint borehole (three contributing properties). Oil Fired Central and Domestic Hot Water. Private septic tank within the curtilage of the subject property (used by three properties).

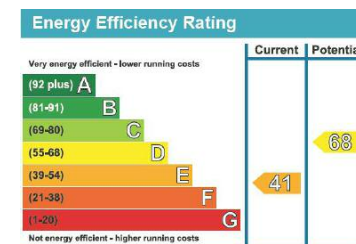
Tenure

The property is freehold with benefit of vacant possession upon completion

Council Tax

Band F

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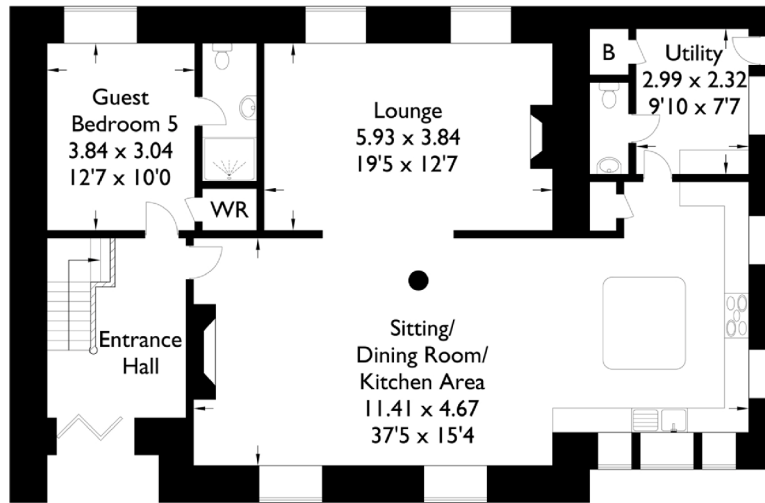
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Approximate Gross Internal Area : 207.44 sq m / 2232.86 sq ft

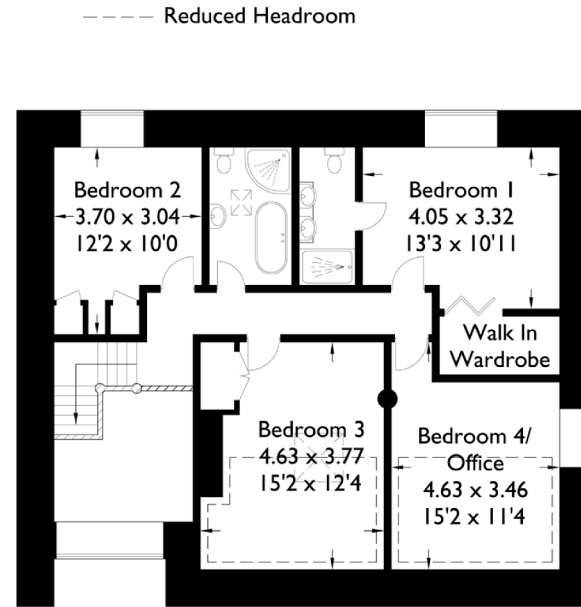
Outbuilding : 24.22 sq m / 260.70 sq ft

Total : 231.66 sq m / 2493.56 sq ft

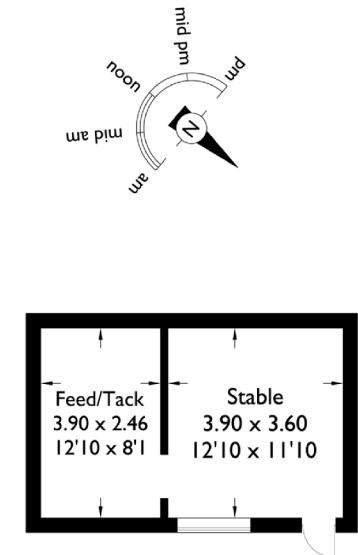
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Outbuilding

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