



Pendle House

Barley | Nelson | Lancashire | BB9 6LQ

MSW HEWETSONS



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Guide Price of £745,000

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An attached traditional stone barn conversion situated in a spectacular rural setting with breath-taking long distance views. This property has been renovated to an exceptional standard with high-quality fixtures and fittings throughout. The property has full central heating solid oak sealed unit double glazed, windows throughout with aluminium patio doors.

The property has an adjacent large commercial building suitable for a number of storage or business purposes. There is also a mature Christmas tree wood extending to approximately 3 acres.

Construction

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

Solid oak double glazed timber windows throughout with aluminium powder coated patio windows. The property has the benefit of oil-fired central heating with underfloor heating to ground floor accommodation, radiator to reception, and radiators to all first floor accommodation.

The property is connected to 'Boundless' which is a fibre to the mast (FTTM) wireless connectivity service and provides approximately 30MB.

Reception Hallway

Engineered solid oak floor, high stand cast iron radiator.

Cloaks

Cloaks to understairs with concealed low level wc, circular bowl corner solid walnut stand wash hand basin with chrome wall mounted mixer tap, ceramic tiled walls and floor, fitted

illuminated wall mirror.

Double bevelled solid oak doors leading to;

Breakfast Kitchen Living Dining Room

Kitchen Area

A range of high quality fitted kitchen furniture with oak fronted hand painted cabinets, natural black granite leathered finish work surfaces and breakfast bar. Four ring 'Neff' induction hob with brushed steel illuminated canopy over, built in 'CDA' glass fronted oven grill. 'Cople' ceramic 'Belfast' sink with chrome antique style mixer tap. Timber window to front, gable and rear elevations, double glazed solid oak stable door. Natural slate floor, LED spotlighting to ceiling. Built in 'Hotpoint' dishwasher along with built in 'Whirlpool' dishwasher, two built in fridges and freezer.

Breakfast Living Dining Area

Solid engineered oak flooring with feature curved boundary to slate flooring to kitchen. Large window to front elevation affording

superb panoramic views to front elevation. Wall mounted oak banquet seating. Three banks of wheel mounted moveable storage cupboards.

Double oak doors leading to:

Sitting Room

Superb sitting room extension with feature full wall gable window with eight featured inset windows. Solid engineered oak flooring, solid oak French doors to inner elevation, twin timber 'Velux' skylights, ceiling mounted LED lighting. Corner Log Burning Stove by 'Austro Flamm' set on black granite hearth.

Oak double doors leading to;

Snug

Engineered oak flooring, aluminium windows to front elevation, half-timber wainscot boarded walls.

Particulars of sale

Powder coated aluminium door containing hermetically sealed blind leading into:

Garden Room

Engineered oak flooring, stone mullion window to front elevation, 'Full wall of powder coated sliding patio doors' patio and gardens areas.
Wall mounted inset log burning 'Stovax' fire with glass front, oak and stone finished surround.

Utility

Access from the kitchen. Range of fitted cupboard and wardrobes with work surfaces and plumbing for washer & dryer. Built in pressurised hot water system, built in water filtration and purification system, built in freezer, oak side door.

First Floor

Staircase

Traditional return staircase constructed of solid oak with square newel posts, traditional spindles and handrails.

Landing

Open return landing with matching balustrade original timber trussed beams, half arched window from original barn entrance, double panel central heating radiator, spotlighting to ceiling. Built in linen storage cupboards.

Bedroom One

Aluminium powder coated window to front elevation, double panel central heating radiator.

Shower Room Ensuite

Travertine tiled floors and wall with mini set

travertine tiled shower area, low level wc with fitted glass alcove shelving, wall mounted wash hand basin with mirror over. Wall mounted chrome radiator towel rail, ceiling lighting, extractor.

Bedroom Two

Oak window to rear elevation, single panel central heating radiator, cloaks hanging to alcove.

Bedroom Three

Oak window to front window, fitted racking shelving.

Bedroom Four with Shower

Built in single cabin bed with LED twinkly feature panel overhead, built in cupboards and wardrobes, screened shower area with travertine tiling to walls and floor, low level wc, bracket wash hand basin, ceiling spotlighting and extraction. Oak window to rear elevation, double panel central heating radiator.

House Bathroom

Containing three-piece suite comprising bath with shower fitment over, low level wc and bowl wash hand basin with black granite surfaces and chrome mixer tap. Oak window to rear elevation, chrome radiator towel rail, LED spotlighting to ceiling and extractor. Half ceramic tiled walls.

External

Garden Area

To the front of the property is a raised lawned garden and patio area with stone retaining wall and decorative wrought iron fencing.
Large tarmacadam turning and parking area for several vehicles, feature planting natural

wildflower garden. Beyond the garden is a Christmas tree wood extending to approximately three acres.

To the rear of the property is a stone flagged garden with side flagged patio and garden area with mature surrounding trees.

Barn Storage

Original agricultural storage building constructed of brick and blockwork with timber frame and steel corrugated roof.
The building is split into three sections, a large lower section with separate storage area to rear and steps leading to upper storage workshop with natural and fluorescent lighting.

Services

Mains electricity, spring water supply, oil fired central heating, septic sewerage system.

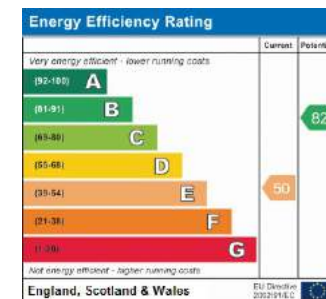
Tenure

Freehold with the benefit of vacant possession upon legal completion. No easements, no rights of way.

Council Tax

Band D payable to Pendle 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.

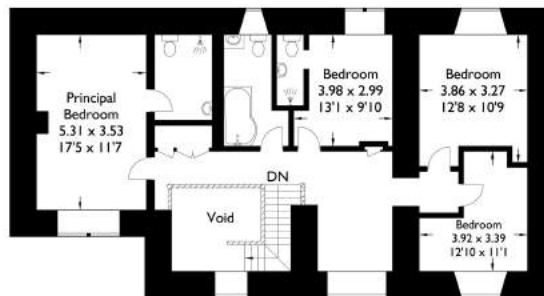
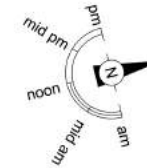


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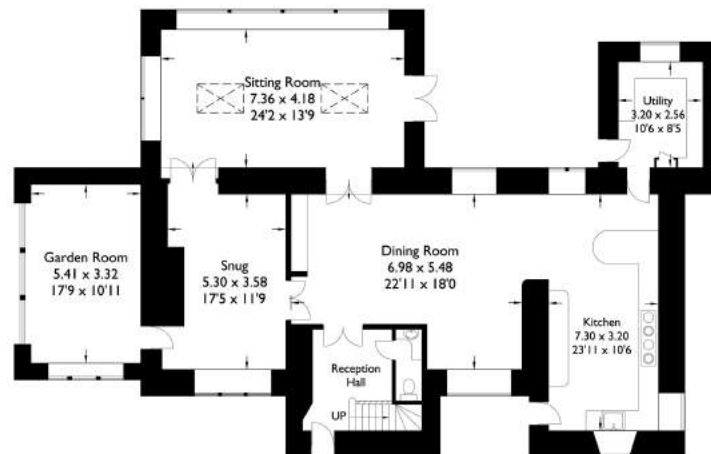
Approximate Gross Internal Area : 251.21 sq m / 2704.00 sq ft

Outbuilding : 371.10 sq m / 3994.48 sq ft

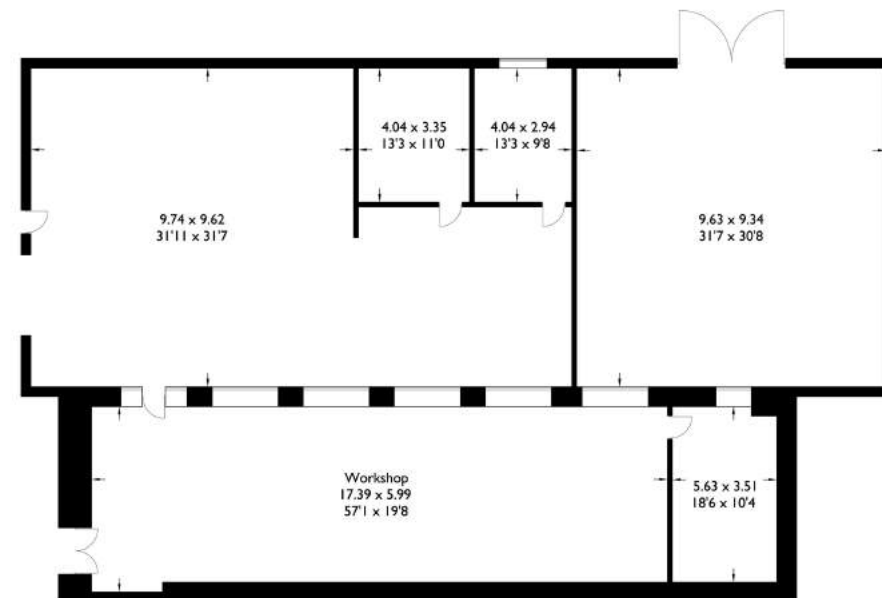
Total : 622.31 sq m / 6698.48 sq ft



First Floor



Ground Floor



Outbuilding

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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