



# Higher Wellhead Barn

Well Head Road | Newchurch In Pendle | Burnley | BB12 9LP

MSW HEWETSONS





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Guide Price of £575,000

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Pendle | Burnley | BB12 9LP

A traditional Grade II listed attached stock barn which has been converted and fully renovated to a delightful residential property. Situated in an idyllic rural position with spectacular open surrounding rural views. The property has been finished to a high standard and offers well-proportioned family accommodation with newly installed kitchen with appliances and shower room. The property is in the catchment area for OFSTED outstanding schools and within easy commuting distance of the main business centre of the North West.

## Construction

The property is constructed of random sandstone with a pitched stone roof supported on timber. The property has double glazed timber windows throughout and oil fired central heating.

## Accommodation comprising;

### Ground Floor

#### Reception Hallway

Entered from a feature arched timber panelled door with surrounding windows set into the original barn arch. Traditional stone slate flooring, double panel central heating radiator. Original timber trussed beam ceiling with chandelier.

#### Study

Stone mullioned timber window to front elevation, single panel central heating radiator, fitted pine bookshelf and cupboard, corner unit, original timber trussed ceiling.

#### Dining Room

Stone mullioned timber window to front elevation, timber window with panelling below (former doorway). Single panel central heating radiator, original timber trussed ceiling on stone gudgeons.

#### Living Room

Stone mullioned timber window to front elevation, twin windows to rear elevation, double and single panel central heating radiator, original

timber trussed ceiling on stone gudgeons. Feature inglenook style stone fireplace with log burning stove on raised hearth.

#### Breakfast Kitchen

Timber stable door and side window, window to rear elevation. Range of bespoke fitted base and wall units by 'Eastburn Bespoke Kitchen' with complimentary white granite work surfaces and splashbacks. Double bowl enamel 'Belfast' sink with chrome mixer tap, built-in 'Rangemaster' electric oven and ceramic hob built-in 'Bosch' dishwasher, built-in fridge freezer, stone flagged flooring, original timber beamed ceiling, double and single panel central heating radiator.

# Particulars of sale

## Inner Hallway/Utility

Fully fitted bespoke storage cupboards with space for a washing machine.

## Shower Room

Containing newly installed three-piece suite, comprising fully glazed shower cubicle with chrome shower fitment, pedestal wash hand basin, low level wc, chrome radiator towel rail, extractor fan, window to gable elevation.

## Garage

Attached single garage, electrically operated roller shutter door, original stone and concrete flooring, window to gable elevation.

## First Floor Staircase

Solid oak staircase with oak newel posts, handrail, and spindles.

## Landing

Open landing with oak balustrade, original timber ceiling and chandelier.

## Bedroom One (front & gable elevation)

Stone mullioned timber window to front elevation, double mullioned window to gable elevation, double panel central heating radiator, original timber beamed ceiling.

## EnSuite

Shower room containing three-piece suite comprising fully glazed shower cubicle with chrome fitment, pedestal wash hand basin, low level wc, window to rear elevation, double panel central heating radiator, ceiling lighting.

## Bedroom Two (front elevation)

Twin stone mullioned window to front elevation, single panel central heating radiator, timber beamed ceiling.

## Bedroom Three (rear elevation)

Window to rear elevation, single panel central heating radiator.

## Bedroom Four (front elevation)

Stone mullioned window to front elevation, single panel central heating radiator.

## Bedroom Five (rear elevation)

Window to rear elevation, single panel central heating radiator.

## House Bathroom

Containing three-piece suite comprising free standing boat bath with chrome floor mounted tap and hand shower fitment, low level wc, pedestal wash hand basin, ceramic tiled floors, original timber trussed ceiling, window to rear elevation, single panel central heating radiator.

## External Gardens

Small lawned paved garden area to the front of the property with surrounding stone wall and wrought iron fencing. Separate informal orchard garden across the driveway, raised informal lawned garden with retaining stone wall to side and rear of the property. raised lawned garden and seating area to rear. Oil storage tank.

## Parking

Ample tarmac driveway and parking areas to the side and front of the property.

## Tenure

Freehold with the benefit of vacant possession upon legal completion.

## Services

Mains electricity, private bore hole, oil fired central heating and domestic hot water. Sewerage to private septic system. (system to be renewed consult with selling agents)

## Council Tax

Band F 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.

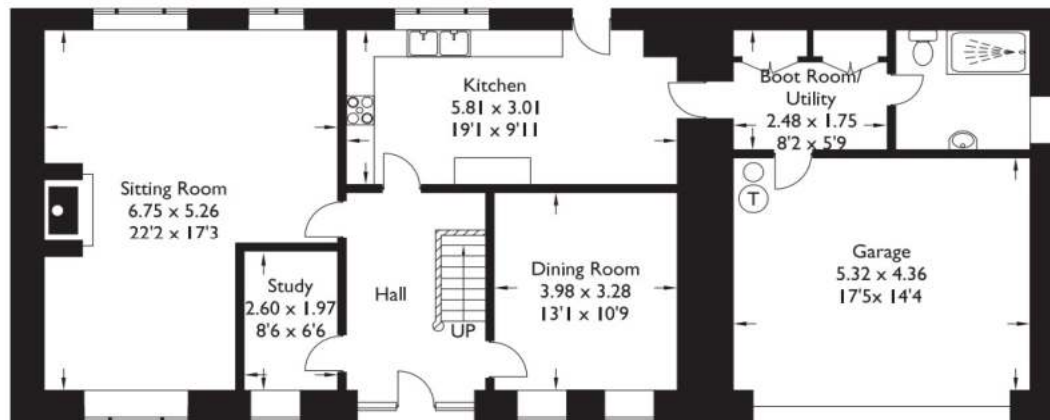
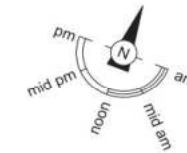
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

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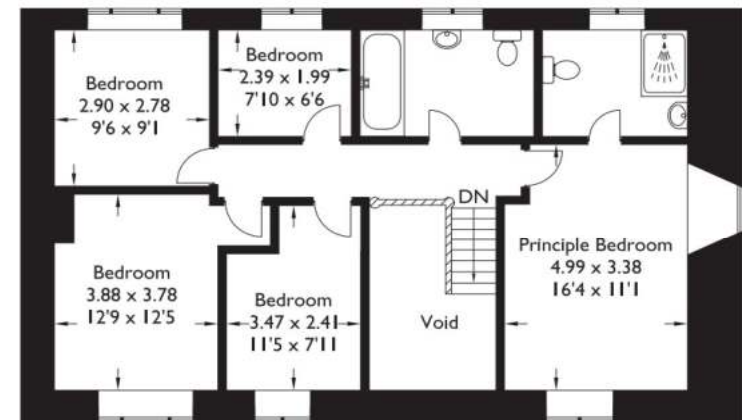
Approximate Gross Internal Area : 160.97 sq m / 1732.66 sq ft

Garage : 23.19 sq m / 249.61 sq ft

Total : 184.16 sq m / 1982.28 sq ft



Ground Floor



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 approximated and no responsibility is taken for any error.











