

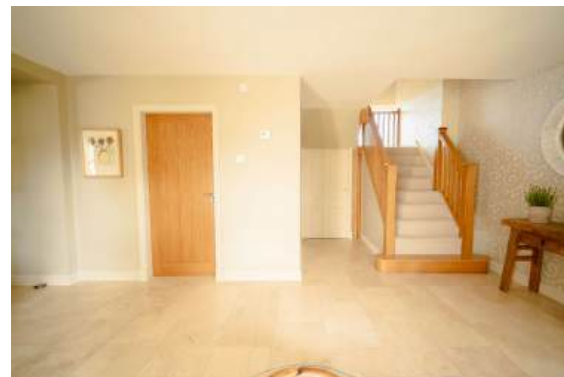


# Greenwoods Farm

Tinklers Lane | Slaidburn | Clitheroe | Lancashire | BB7 4TP

MSW HEWETSONS





# Greenwoods Farm

Guide Price of £1,275,000

A magnificent five-bedroom barn conversion with stunning views nestled within an Area of Outstanding Natural Beauty. Greenwoods Farm is a truly exceptional five-bedroom detached barn conversion set within a picturesque one-acre plot. Offering breathtaking uninterrupted views of Pendle Hill, this remarkable property seamlessly blends rural charm with contemporary luxury.

Converted in 2008, this property boasts over 5,000 sq. ft. of outstanding living space, thoughtfully designed to offer comfort, style, and functionality.

Upon entering, the welcoming reception hall sets the tone for the home, leading into a spectacular sitting room with a vaulted ceiling, exposed beams, and a striking stone fireplace housing a Clearview log-burning stove. Double French doors enhance the sense of space and light.

The contemporary dining kitchen features a large central island with high-end walnut base units topped with light-coloured quartz.

The island incorporates a stainless steel sink with a 'Quooker' hot tap and a two-plate Miele induction hob. Further premium appliances include 'Miele' integrated dishwasher, 'Liebherr' wine fridge, 'Miele' electric fan ovens (x2), steam oven, and combi microwave oven, 'Miele' 4-plate induction hob, 'Miele' plate warmer and coffee machine.

Double doors from the kitchen lead into a bright garden room, while an inner hall provides access to a boot room and a study/office.

A fully fitted utility room with a tiled shower cubicle

connects to the plant room, which houses the oil-fired boiler, water softening equipment, and laundry facilities.

The dining room features a secondary staircase to the first floor, while the inviting living room showcases another feature stone fireplace with a Clearview wood-burning stove.

The first-floor accommodation is equally impressive, beginning with a sumptuous master bedroom boasting a vaulted ceiling, exposed beams, and a spacious en-suite bathroom with a bath, shower, vanity unit, and electric programmable underfloor heating.

Three additional double bedrooms share a luxurious five-piece family bathroom, complete with twin wash basins, a freestanding bath with a floor-mounted tap, and a glass-screened shower cubicle.

A guest bedroom at the end of the hall features exposed beams, an en-suite bathroom, and a built-in wardrobe.

The property's beautifully landscaped gardens offer multiple areas for relaxation and entertainment with a low-maintenance front garden with coloured gravel

and rockeries sits behind a dry stone wall.

Behind the garage are two stone-built stables and a tack room with power and an outdoor tap.

A gated gravel driveway provides ample parking and leads to a large stone-built double garage with electric up-and-over doors, power, and lighting.

The rear garden boasts a raised patio with a wooden pergola adorned with honeysuckle and vines, an ideal setting for al fresco dining.

Additional features include a wildlife pond with a filtration system, an ornamental pond with a fountain, raised flower beds, and a firepit area with oak-topped stone gabions for seating.

A decorative stone seating area, framed by curved dry stone walls, offers a tranquil space for relaxation.

The expansive lawn leads to a vegetable garden with a large 12ft x 10ft greenhouse, green oak raised beds, and fruit trees (apple, plum, and pear).



Greenwoods Farm is ideally situated within easy reach of excellent schools, including a primary school in Bolton-by-Bowland and senior schools in Sawley and Clitheroe. Renowned private schools such as Stonyhurst College, Oakhill, and Moorlands are also within close proximity.

The property offers excellent transport links to East Lancashire business centers and beyond. Clitheroe provides a wealth of amenities, including shops, bars, cafés, supermarkets, and the renowned Bowland Brewery. The area boasts excellent pubs and restaurants, many nestled within the Trough of Bowland AONB.

The Ribble Valley is an affluent and aspirational destination, recognised for its café culture, rich rural heritage, and exceptional quality of life.

A rare opportunity to own a truly magnificent home in one of the most desirable locations in the country.

#### Property Information

##### Services

Mains electricity, borehole water supply, oil fired central heating & a sewage treatment plant.

##### Council Tax

Band H payable to Ribble Valley Borough Council.

##### Tenure

Freehold with vacant possession upon legal completion

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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



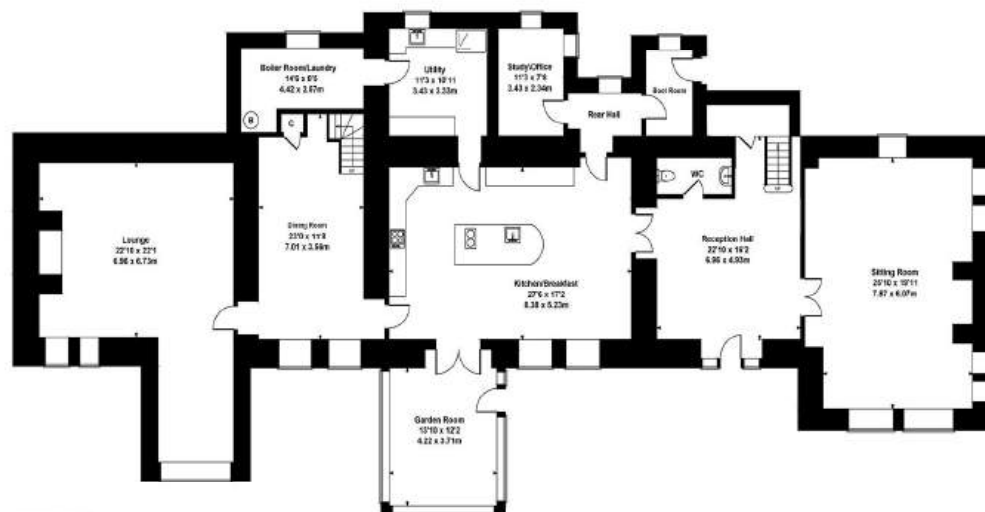




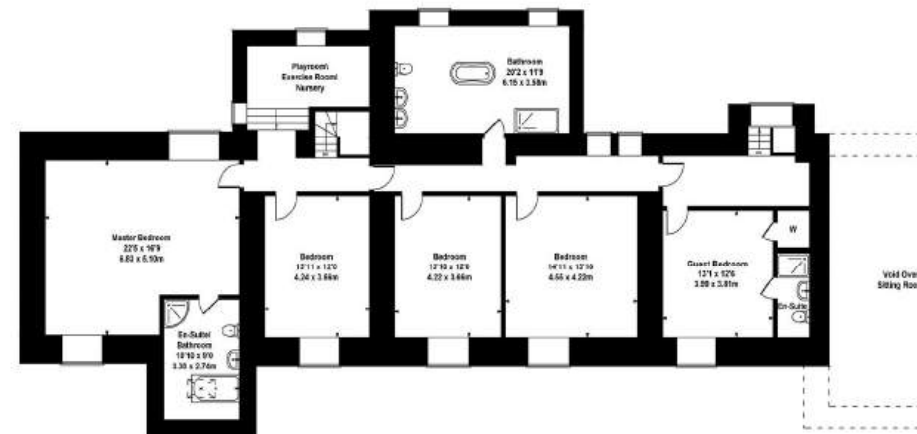
## Greenwoods

Approximate Gross Internal Area

Total : 5425 sq ft - 504 sq m



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







