



Honeywell  
SELECT

## Mill Hey Barn, Chatburn BB7 4LD

Detached stonebuilt barn conversion

Offers over £499,000



- Lounge, dining hall, kitchen
- Large plot 1/5 acre approx
- Close to village amenities
- Potential to create 4/5 beds
- 3 bedrooms, en-suite
- Stunning elevated views
- 219 m<sup>2</sup> (2,354 sq ft)

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# MILL HEY BARN, CHATBURN, BB7 4LD

A stunning detached barn conversion, built of limestone, which was converted in 1997 and offers beautiful elevated views across the Ribble Valley to Grindleton and Waddington Fell. This spacious home is tucked away on the edge of the village yet is only a short walk to the primary school, church, village shops and pubs and is in the catchment area for local schools.

The ground floor has a large lounge with French door to take in the views, there is a double height dining hall with galleried landing, fitted breakfast kitchen, cloakroom and utility. On the first floor is a master bedroom with dressing room, walk-in wardrobes and en-suite shower room, a further two double bedrooms and 4-piece bathroom. The second floor comprises a large attic room which would be an ideal office or playroom.

Externally there is ample parking on a block paved driveway, a large stone patio with stunning views, lawn and small paddock adjoining the rear garden. NO CHAIN. Viewing is essential.

**LOCATION:** Entering Chatburn from the Clitheroe direction proceed straight on into the village, passing the post office on the left. Continue straight on up the hill and after the church and primary school turn left just before the bus stop into the driveway. The house is situated at the bottom of the driveway on the right.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** through hardwood front door, meter storage cupboard, oak faced hardwood flooring.

**CLOAKROOM:** With 2-piece white suite comprising wall-hung w.c. with concealed cistern and wall-hung washbasin with mixer tap, extractor fan and oak faced solid wood flooring.



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**DINING HALL:** 6.9m x 3.2m opening to 4.9m (22'6" x 10'5" opening to 16'2"); feature double height ceiling with feature spindle staircase and galleried landing, large glazed former barn door, oak veneer solid wood flooring.

**LOUNGE:** 6.9m x 4.7m (22'7" x 15'5"); glazed French doors opening onto patio area, excellent views towards Grindleton Fell, television point, oak veneered solid wood flooring, feature fireplace with Class 1 flue and double doors to dining hall.

**KITCHEN:** 4.6m x 3.4m (15'1" x 11'3"); with fitted range of light wood effect wall and base units with complementary working surface, stainless steel integrated Neff fan oven, 4-ring gas hob and curved stainless steel Neff extractor over, 1½ bowl single drainer sink unit with mixer tap, integrated dishwasher, breakfast bar, slate tiled floor, door to the rear patio.

**UTILITY ROOM:** 4.4m x 3.5m (14'5" x 11'4"); with plumbing for washing machine, gas central heating boiler, door to rear yard area.

**FIRST FLOOR:**

**FEATURE GALLERIED LANDING:** with pitched ceiling, exposed beams, Velux windows, spindles and balustrade.

**BEDROOM ONE:** 3.9m x 3.3m (12'8" x 10'10"); with feature picture window offering excellent views across the Ribble Valley towards Waddington Fell and Grindleton Fell, exposed beams, television point. Open to:

**DRESSING ROOM:** 3.4m x 2.5m (11'2" x 8'3"); with large walk-in wardrobe.



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**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome mixer tap and fitted shower enclosure with Grohe thermostatic shower, tiled walls and extractor fan.

**BEDROOM TWO:** 3.8m x 3.4m (12'4" x 11'3"); with stunning views and walk-in wardrobe.

**BEDROOM THREE:** 6.7m x 3.4m (21'9" x 11'2"); with Velux window, pitched ceiling with exposed beam.

**BATHROOM:** with attractive 4-piece white suite comprising free-standing roll top bath with chrome shower tap fitment, bidet, low suite w.c. and pedestal washbasin with chrome taps, extractor fan, Velux window.

Staircase from the first floor landing.

**LARGE ATTIC ROOM** separated into 3 areas with 3 Velux windows, exposed beams, central heating radiator and hot water cylinder.

**OUTSIDE:** The property is approached by a private road shared by 3 houses leading onto a block paved driveway providing parking for 4-5 cars. Large elevated stone paved patio area offering excellent views towards Waddington and Grindleton Fell, lawned garden with timber boundary fence. To the rear boundary there is a small paddock. The total plot and paddock measures approximately one fifth of an acre or thereabouts.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

**EPC:** The energy efficiency rating for this property is D.

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**SERVICES:** Mains gas, water and electricity are connected. Drainage serviced by a shared septic tank. Super fast broadband installed.

**TENURE:** We are informed by the owners that the property is freehold.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation. Please ask for details.



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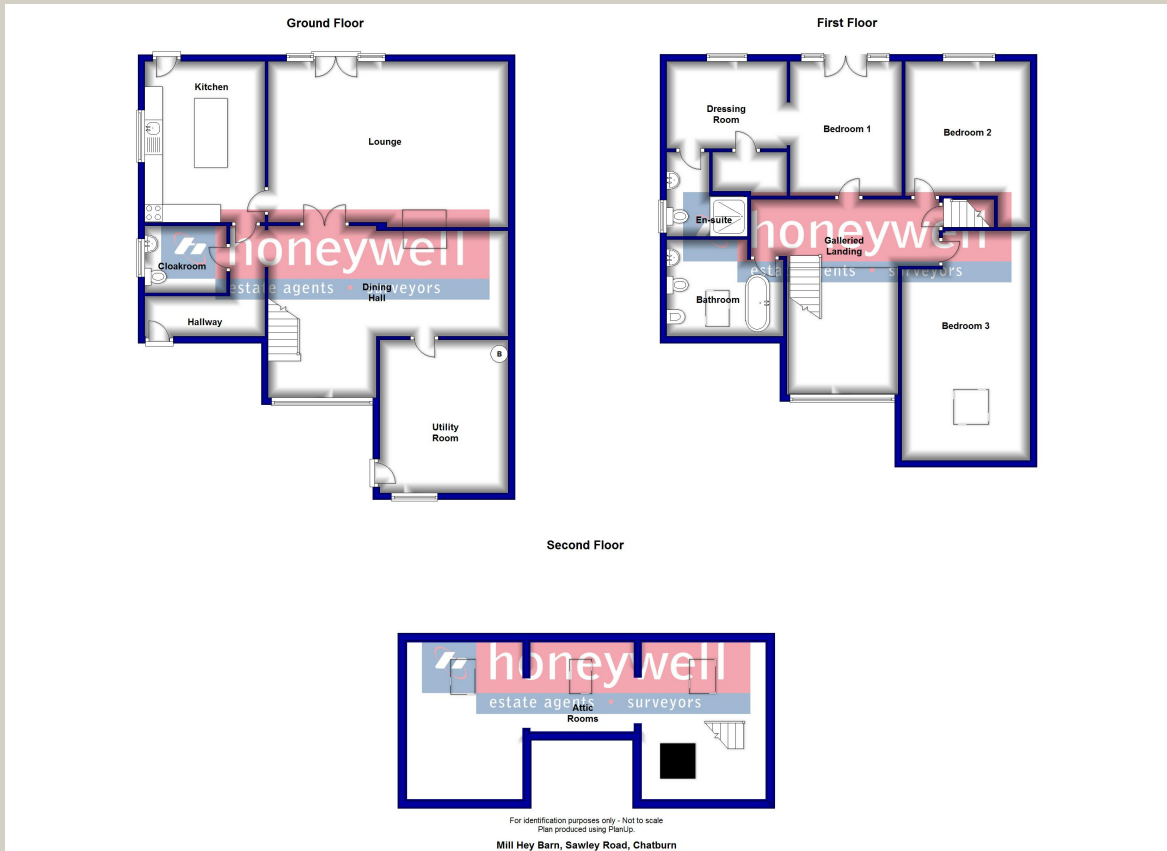


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