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PILLCROFT BARN BIRCHENLEE LANE COLNE

£269,950

SUBSTANTIALLY REDUCED

- * Impressive stonebuilt barn conversion
- * Outstanding plot - stunning accomm.
- * Beautiful open plan living dining kitchen
- * Delightful landscaped gardens & drive
- * 2 dble bedrooms, utility area
- * Modern bathroom & en-suite
- * Discreet rural location
- * 80m² (861 sq ft) approx.



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This is a wonderful opportunity to acquire a stunning stone built barn conversion positioned in a beautiful discreet small rural hamlet location situated off Birchenlee Lane, a delightful location on the outskirts with surrounding open countryside yet still within close reach of the town centre amenities and excellent local road and transport networks. This individual single storey property with its large imposing stone frontage occupies an excellent plot which has been completely renovated and designed by its current owners providing luxurious accommodation with superb character and charm presented to the highest of standards. The property offers a modern open plan interior with an impressive living and dining area and fantastic breakfast kitchen with exposed trusses and feature beams and brilliant high pitched ceilings, there are two double bedrooms with a modern high quality en-suite shower room and generous three piece bathroom. The property is complemented by gas central heating and hardwood double glazing and externally it boasts substantial mature, tiered gardens, delightfully landscaped with a large summerhouse and has ample private parking with a front driveway. Internal viewing is essential to fully appreciate the wonderful location, the gardens and character of this lovely home.

LOCATION: On leaving Colne town centre along Albert Road, turn onto Bridge Street and then immediate left onto Shaw Street, continue straight along this road and over the bridge into Lenches Road, just before the cottages towards the top of the hill turn left into Birchenlee Lane, continue along and after the speed bump turn immediately into the driveway of Birchenlee Farm, take the left track towards the gates and the property can be located on the left side and can be identified by our for sale board.

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

ENTRANCE: With hardwood glazed front door, alarm control panel.

OPEN PLAN LOUNGE & DINING ROOM: 6.1m x 4.8m (20'6" x 15'7"); a stunning imposing space with fantastic high pitched ceiling and skylight windows, exposed wooden trusses and feature wood beams, windows to the front and rear elevations with wonderful outlooks over the garden, television point, Karndean flooring upon entrance, open to breakfast kitchen.

BREAKFAST KITCHEN: 3.7m x 2.8m (12'2" x 9'1"); beautifully light and airy with exposed wood trusses, beams and high pitched ceiling providing a luxurious fitted kitchen with an impressive attractive range of cream wall and base units with deep pan drawers and display wall cabinets, complementary laminate working surfaces, tiled splash back, built in wine rack, 1½ bowl stainless steel sink drainer unit with mixer tap, a range of integrated appliances including Bosch double electric oven, 4-ring gas hob and extractor filter canopy over, fridge and freezer, integrated dishwasher, kick plinth heater, halogen spotlights, karndean flooring, overhead storage loft area with drop down ladder leading to fully boarded area, pitched ceiling and feature wood beams, wood glazed external rear door.





INNER HALL & UTILITY CUPBOARD: With access to bedroom one and the bathroom, large built in utility cupboard housing wall mounted Baxi combination gas central heating boiler, plumbing for washing machine, space for dryer, built in shelving and surface surround, Karndean flooring.

BEDROOM ONE: 4.9m x 3.4m (16'1" max x 11'2" max); with fantastic outlooks over garden, modern fitted wardrobes and bedside cabinet, television point, halogen ceiling spotlights, loft access with drop down ladder which is fully boarded with lighting.

BATHROOM: Modern spacious 3-piece white suite comprising corner bath with thermostatic shower over and fitted shower screen, low suite w.c. with push button flush, vanity wash basin and ceramic surround with mixer tap built in cupboard under, wall mounted cabinet, chrome ladder style radiator, large inset wall mirror, fully tiled walls and ceramic tiled flooring, halogen ceiling spotlights, extractor fan.

BEDROOM TWO: 3.8m x 3.4m (12'4" x 11'0" plus wardrobes); with fitted wardrobes and built in cupboards, loft access with wooden folding ladder leading to fully boarded area with power and lighting, lovely aspects overlooking garden.

EN-SUITE SHOWER ROOM: Luxurious 3-pce white suite comprising corner shower enclosure with thermostatic shower, low suite w.c. with push button flush, vanity wash basin with mixer tap and built in cupboard under, inset wall mirror, chrome ladder style radiator, extractor fan, fully tiled walls and flooring, halogen ceiling spotlights.

OUTSIDE: Double opening wood gates leading to stone pebbled front and side driveway with excellent private parking for 3 cars. A generous stone flagged front patio area with attractive well planted garden borders leads to a truly impressive mature tiered garden with fantastic lawned areas, pond, stone pebbled and paved pathways, substantial well stocked planted borders with shrubs and well established trees and boundary hedging. There is a large timber summerhouse measuring 11'10" x 10'2" with power and lighting and decked veranda and canopy with additional side timber store. The garden benefits also from power points, external lighting and 4 cold water taps. To the rear of the property is a stone pebbled patio area with storage shed with power and lighting and there is a stone boundary wall.

HEATING: Gas fired central heating complemented by sealed unit double glazing in Hardwood frames.

ENERGY PERFORMANCE: The energy rating for this property is E.

SERVICES: Gas, electricity and are connected. Drainage is by shared septic tank. There is also the benefit of no water rates at Pillcroft Barn.

VIEWING: By appointment with our office.





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