



Honeywell
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Glebe Barn, Spenbrook Road, Newchurch-in-Pendle

Imposing stonebuilt detached barn conversion
£420,000



- 4 double bedrooms
- Conservatory, double garage
- Dining kitchen, 2 large receptions
- Desirable rural village location
- Stunning accom. with character
- Generous private gardens & views

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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GLEBE BARN NEWCHURCH-IN- PENDLE BB12 9JP

This beautiful imposing stonebuilt detached barn is located in the highly sought after village of Newchurch-in-Pendle on the edge of fantastic rural countryside, close by to open fields and with stunning views. The character and individuality that this detached barn offers is incorporated in many ways with features including exposed beams, pitched ceilings and impressive stone mullion windows along with many modern house luxuries. The family sized property is arranged over two floors and has been substantially improved by its current owners to provide sumptuous deceptive accommodation providing a bespoke fitted dining kitchen with utility and shower room off, two generous reception rooms, the lounge with a considerable stone fireplace and a conservatory garden room to the rear. There is a superb high pitch entrance hallway and delightful gallery landing which leads to the first floor, which further enjoys four excellent double bedrooms and a superbly appointed luxurious four piece bathroom.

Externally Glebe Barn is located on an individual plot discreetly tucked away set back off Spenbrook Road, accessed from a private front drive. There is ample parking leading to a stonebuilt double garage and established mature surrounding lawned gardens with stone paths and patio areas, wonderfully private and beautifully landscaped. Viewing is essential to appreciate this delightful home.

LOCATION: From the centre of Newchurch-in-Pendle village proceed down the hill on Spenbrook Road, the property is situated on the left hand side just before St Mary's C.E. Primary School and can be identified by our for sale board.

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

OPEN PORCH: With open stone porch with feature exposed wood beam.

ENTRANCE HALL: 3.6m x 3.0m (11'8" x 9'9"); with solid wood external front door, beautiful spacious area with high pitch ceiling and exposed wood beams, laminate flooring, wall light point, attractive wood spindle staircase leading to first floor, under stairs store cupboard.



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LOUNGE: 7.1m to 3.2m x 5.9m to 3.4m (21'3" to 10'5" x 19'3" to 11'2"); L-shape generous room with imposing feature stone fireplace and hearth with stone arched alcoves housing cast iron multi fuel stove, superb exposed beams, beautiful stone mullions windows and deep stone sills, wall light points, television point, telephone point, views over neighbouring fields.

SITTING ROOM: 5.6m x 3.5m (18'6" x 11'4"); with feature beamed archway, wooden flooring, stone mullion windows and deep stone sills, television point, telephone point, lovely views and aspects over neighbouring fields .

DINING KITCHEN: 6.0m x 3.8m (19'9" x 12'6"); stunning bespoke fitted kitchen with a range of cream fitted wall and base units with a variety of complementary granite, solid wood and high gloss laminate working surfaces, ceramic 'Belfast' sink with brass fitted mixer tap, electric 'Aga' with exposed brick surround and tiled splash back, 5-ring gas hob, space for American style fridge freezer, stone flagged flooring, built in shelving, feature stone mullion windows and sills, LED spotlighting, door to conservatory.

UTILITY ROOM: 2.2m x 2.1m (7'4" x 6'9"); cream fitted wall and base units with attractive high gloss working surfaces, plumbing for washing machine, vented for dryer, floor mounted Worcester central heating boiler, slate tiled flooring, LED spotlighting.

SHOWER ROOM: 2.0m x 1.3m (6'5" x 4'5"); with modern 3-pce white suite comprising corner shower enclosure with thermostatic shower, low suite w.c., hand wash basin with mixer tap, slate tiled flooring, part tiled walls, LED spotlighting.

CONSERVATORY GARDEN ROOM: 7.1m x 2.0m (23'2" x 6'7"); PVC and glazed construction with ceramic tiled flooring, exposed stone wall, wall light point, 2 PVC glazed doors to garden, delightful outlooks over garden and adjoining fields and hills beyond.



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FIRST FLOOR:

GALLERY LANDING: Beautiful open area with fabulous feature beams and spindle balustrade, laminate flooring, loft access, stone mullion windows.

BEDROOM ONE: 4.0m x 3.4m (13'3" x 11'3"); with stone mullion window, telephone point, fantastic elevated views of surrounding hills and countryside.

BEDROOM TWO: 3.5m x 3.2m (11'4" x 10'4"); with stone mullion window, laminate flooring.

BEDROOM THREE: 3.4m x 2.4m (11'3" x 8'0"); with feature stone mullion window.

BEDROOM FOUR: 2.9m x 2.6m (9'7" x 8'7"); with lovely elevated open aspects and views, laminate flooring, stone mullion window.

BATHROOM: 3.4m x 2.0m (11'1" x 6'6"); superbly appointed luxurious 4-pce white suite comprising corner shower enclosure with thermostatic chrome monsoon shower and separate additional hand held shower fitment, pedestal wash basin, low suite w.c.; freestanding feature claw foot roll top bath with chrome mixer tap and shower tap fitment, fully tiled walls, wooden flooring, chrome heated towel rail and radiator, extractor fan, halogen spotlighting, stone mullion window with excellent elevated views.

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OUTSIDE: Substantial stone flagged side driveway providing superb private parking for 4/5 cars leading to a generous stonebuilt DETACHED DOUBLE GARAGE with electric up and over door, power and lighting. Stone wall and solid wood gated entrance leads through to fantastic beautifully landscaped private side and rear garden areas largely laid to lawn in three separate areas each with superb stone flagged pathways, Indian stone flagged patios enjoy delightful views over neighbouring hills and countryside, the gardens are well stocked with mature trees and planted shrubs with attractive well established borders, timber storage shed, cold water tap and a stone boundary wall surrounds the garden.

HEATING: Oil fired hot water central heating system complemented by double glazing in a variety of wood and PVC frames.

SERVICES: Mains water, electricity and drainage are connected.

ENERGY PERFORMANCE: The energy rating is ...



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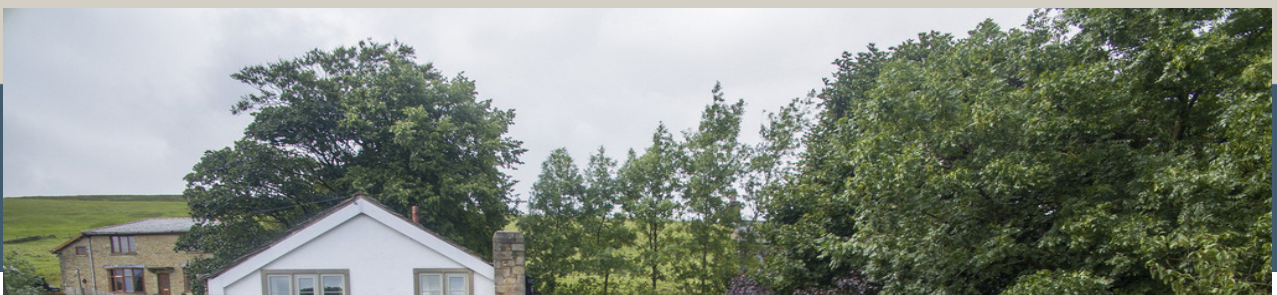
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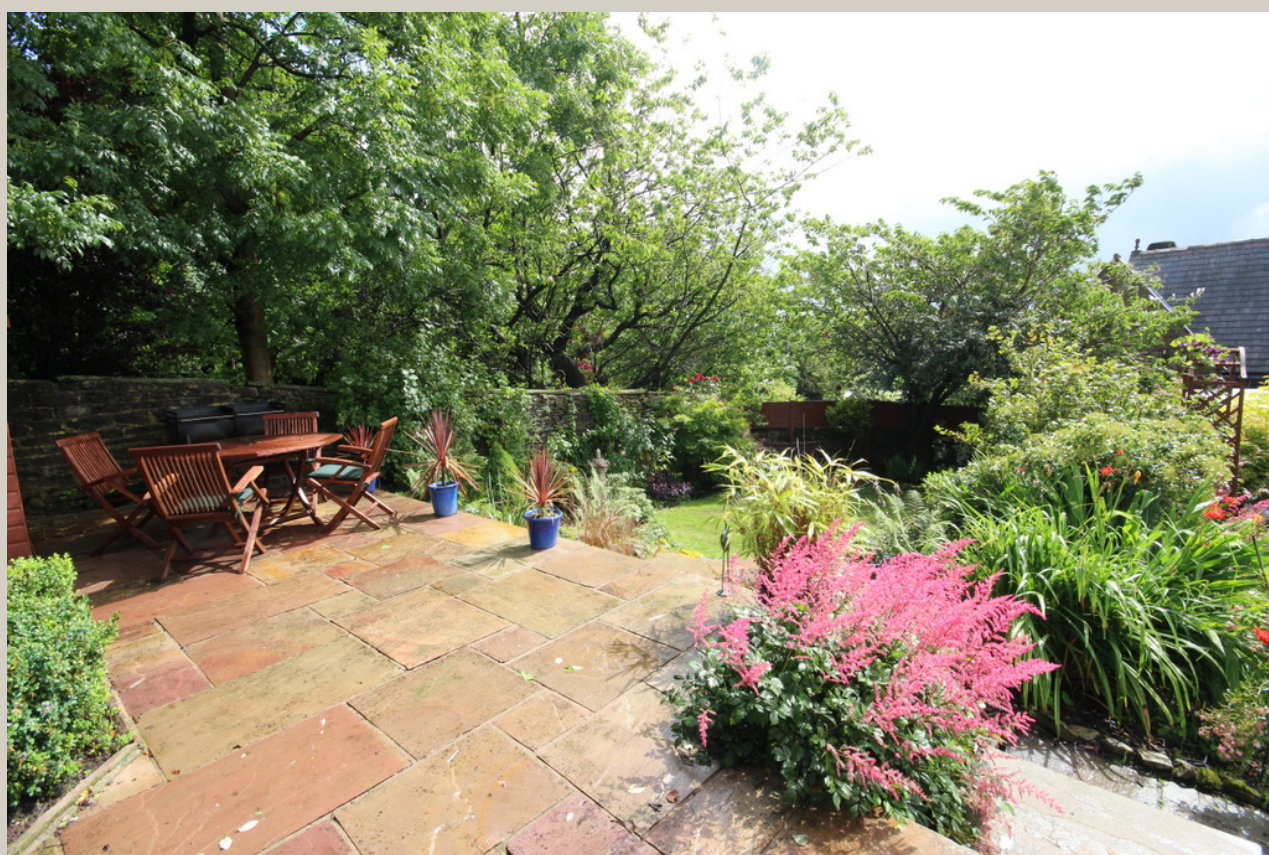
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*Glebe Barn, Newchurch-in-Pendle
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