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## 7 Barley Green Mill, Barley

Imposing stonebuilt conversion of former filter house  
£469,950



- 3 double bedrooms, 2 en-suites
- Dining kitchen, lounge with stove
- Detached guest house, double garage
- Idyllic rural village location
- Luxurious stunning accommodation
- Delightful outlooks & patio gardens

Clitheroe

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# 7 BARLEY GREEN MILL, BARLEY BB12 9JU

A stunning conversion of a former Water Filter House. We are delighted to offer to market this beautiful imposing stone built property situated within the Barley Green Mill development. Superbly positioned on a sizeable end plot this outstanding home has been finished to an exceptional with all the high quality up-to-date benefits as expected, yet retaining the character and heritage of the building. On the ground floor there is an impressive entrance hall, fabulous lounge and fireplace with cast iron stove and an extensive luxurious modern open plan fitted dining kitchen with an array of 'Neff' appliances and range cooker. The first floor offers a fantastic master bedroom suite with magnificent feature arches windows, stone flagged sills and an en-suite shower room, two further double bedrooms, an additional en-suite and a large four piece contemporary house bathroom. The property has private parking, a generous double garage with utility and it further boasts a newly converted separate stonebuilt one bedroom detached annexe, with open lounge and kitchen, a perfect guest house or ideal holiday let for anyone looking to create a second income.

Situated just a couple of minutes' walk from the centre of Barley which is located at the foot of Pendle Hill, the village offers excellent access to surrounding walks either along Pendle Water towards Roughlee, up the famous Pendle Hill itself or to beautiful reservoirs situated on both sides of the village. In the centre of the village is the Pendle Inn public house and the recently renovated Barley Mow restaurant, along with a children's playground. Barley is within good commuting distance of Burnley, Barrowford and Clitheroe and is only 3.5 miles to the M65 motorway. Viewing is essential to fully appreciate this beautiful home.

**LOCATION:** Entering Barley from Newchurch-in-Pendle proceed down the hill and turn left after the Barley village hall into Barley Green. Proceed straight on passing the new houses on the left and after a further 150 yards Barley Green Mill can be found on the right. No. 7 is situated at the far end of the row.

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

**ENTRANCE HALL:** Spacious area with hardwood glazed entrance door and impressive glazed surround, alarm control panel, meter cupboard, recessed LED spotlighting, staircase off to the first floor, Italian stone tiled flooring with under floor heating and window sills, pleasant outlooks.

**CLOAKROOM:** With modern 2-piece Roca suite comprising low suite w.c. with push button flush, wall-hung vanity washbasin with chrome mixer tap and cupboard under, Italian tiled flooring with under floor heating and fully tiled walls, extractor fan, LED recessed spotlighting.



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**OPEN PLAN DINING KITCHEN:** dining area: 4.9m x 2.8m (16'2" x 9'4"); solid oak door, Italian porcelain tiled flooring with under floor heating, deep stone window sill and fitted plantation style shutters, LED recessed spotlighting, internal personal door to garage and utility; open to **kitchen area: 4.7m x 2.8m (15'6" x 9'4")**; with an outstanding range of grey Shaker style fitted wall and base units with chrome handles and luxurious solid black and grey granite work surfaces with granite splashback, Villeroy & Boch double ceramic sink unit with chrome mixer tap and integral granite drainers, a superb array of Neff integrated appliances including stainless steel microwave, dishwasher, freestanding American style fridge freezer, stainless steel Rangemaster range style cooker with 2 electric ovens and separate grill, 5-ring gas hob with stainless steel splash back and stainless steel extractor filter canopy over. Recessed LED spotlighting and under unit spotlighting, Italian tiled floor with under floor heating, deep stone window sill, wood glazed external door to rear patio. Built in store cloaks and storage cupboard also housing the manifold for the under floor heating.

**LOUNGE:** 6.4m x 5.6m (20'7" x 18'6"); sizeable lounge with solid oak door, feature windows and stone window sills fitted with beautiful full length plantation style shutters with outlooks towards open countryside, imposing exposed brick and stone fireplace and hearth housing a Dunsley cast iron multi fuel stove. Moduleo flooring with under floor heating, television point, LED recessed spotlighting.

**FIRST FLOOR LANDING:** With oak spindle balustrade, LED recessed spotlighting, Moduleo flooring with under floor heating, built-in cupboard also housing hot water tank, loft access with drop down ladder, part boarded with lighting.

**MASTER BEDROOM ONE:** 6.4m x 4.2m (20'6" x 13'10"); fantastic light and airy suite with 3 feature arched mullion style windows and stone window sills with integrated shutters, 2 Velux windows, television point, lovely rural outlooks.

**EN-SUITE SHOWER ROOM:** With contemporary 3-pce white Roca suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, double shower enclosure and sliding glazed door with chrome thermostatic shower with fixed large rain shower head and separate hand held shower head, chrome heated ladder style towel rail, shaver point, fully tiled walls and tiled floor, recessed spotlights.

**BEDROOM TWO:** 4.1m x 3.0m (13'5" x 9'10"); with feature arched mullion style window and stone window sill with integrated shutters, under floor heating, LED recessed spotlighting, television point.



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**EN-SUITE SHOWER ROOM:** With contemporary 3-pce white Roca suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, shower enclosure and sliding glazed door with chrome thermostatic shower with fixed large rain shower head and separate hand held shower head, chrome heated ladder style towel rail, shaver point, fully tiled walls and tiled floor, recessed spotlights, Velux window.

**BEDROOM THREE:** 3.1m x 3.1m (10'2" x 10'1"); with feature stone window sill, outlooks over rear adjoining fields, television point, under floor heating, recessed LED spotlighting

**BATHROOM:** With spacious 4-piece white suite comprising corner shower enclosure and sliding glazed door with chrome thermostatic shower with fixed large rain shower head and separate hand held shower head, low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, shaver point, bath with tiled surround with chrome mixer tap, chrome heated ladder style towel rail, fully tiled walls and tiled floor, pitched ceiling with recessed spotlights, extractor fan.

**DETACHED STONEBUILT ANNEXE: Perfect guest accommodation or an ideal holiday let cottage.**

**ACCOMMODATION:** Entrance porch with wood glazed door, Moduleo flooring and stone window sill. Open living area & kitchen: 5.1m x 3.7m (16'8" x 12'0"); with electric wall heater and timer, Moduleo flooring, LED recessed spotlighting, television point, attractive rural field outlooks, open kitchen area: with white high gloss base units with granite finish laminate working surfaces and splash back, integrated Bosch stainless steel electric oven and 4-ring electric hob with stainless steel splash back with extractor filter canopy over, single stainless steel sink drainer unit with mixer tap, Moduleo flooring. **FIRST FLOOR:** Bedroom: 4.2m x 3.2m (13'10" x 10'7"); with electric wall heater and timer, excellent pitched roof with LED recessed spotlights, television point. Shower room off comprising modern 3-pce white suite with low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, shower enclosure and sliding glazed door with chrome thermostatic shower, chrome heated ladder style towel rail, shaver point, fully tiled walls and tiled floor, recessed spotlights, pleasant outlooks. Outside: parking for 1 car.

**DOUBLE GARAGE:** 6.2m x 5.8m (20'2" x 19'0"); with 2 electric up and over doors, fully insulated, plastered and decorated room with power and lighting, rear window and side internal door to house, wall mounted Worcester gas central heating boiler – **UTILITY AREA** with plumbing for washing machine, low level open shower/wash area with thermostatic shower and tiled surround.

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**OUTSIDE:** Delightful stone pillared entrance with stone pebbled driveway for 2 cars leading to double garage. Attractively landscaped stone flagged front patio garden with stone wall and planted garden borders and wrought iron gate with external lighting. Separate side stone tunnel wood store under embankment with gate. To the rear is a further stone flagged patio area and embankment with gate and external lighting, cold water tap, power point. Lovely rural countryside views surrounding the entire property.

**HEATING:** Gas fired under floor heating system to the ground floor and first floor complemented by sealed unit double glazing in hardwood frames.

**SERVICES:** Mains water, electricity and drainage are connected. Gas is supplied by a communal Calor Gas tank which is metered separately for each dwelling on the Barley Green Development.

**EXTRAS:** There is an architect's certificate offering a guarantee for 6 years from when it was converted. Fitted alarm system.

**ENERGY PERFORMANCE:** The energy rating is D.



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