



Honeywell
SELECT

Overhouses Lower Barn, Barley BB9 6LH

Imposing stonebuilt detached barn
£595,000



- 4 bedrooms, luxurious bathroom
- Imposing open hall & gallery landing
- Gardens inc. approx. 1 acre of land with views
- Bespoke kitchen & 2 receptions
- Stunning accomm. with character
- Rural village location; dble garage

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Tel 01200 426041

Barrowford

Tel 01282 698200

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OVERHOUSES LOWER BARN BARLEY BB9 6LH

This beautiful imposing stonebuilt detached barn is located in the highly sought after village of Barley set within fantastic rural countryside, adjoining open fields with stunning views towards Black Moss Reservoir. The character and individuality that this house offers is incorporated with many features including exposed beams and trusses with fabulous pitched ceilings along with various modern house luxuries. The family sized property is arranged over two floors and has been completely renovated by its current owners to provide sumptuous accommodation of fantastic quality throughout providing a bespoke fitted dining kitchen with utility, two generous reception rooms both with cast iron stoves and a fabulous central reception hallway with imposing fireplace, superb high pitched ceiling and delightful open gallery landing which leads to the first floor, which further enjoys four bedrooms, with an en-suite and walk-in wardrobe to the master and a well appointed luxurious four piece bathroom. Externally the barn lies on an individual plot discreetly tucked away accessed from a private road. There is ample parking leading to a stonebuilt double garage and established surrounding lawned gardens with stone paths and a large patio area. In addition it also boasts approx. one acre of land adjoining the garden.

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. 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 truly delightful home.

LOCATION: From the Pendle Inn in Barley centre proceed towards Downham passing the Barley Mow on the right hand side. At the left hand 90 degree bend turn right and carry straight on into the private road (signposted footpath to Blacko & Black Moss Reservoir). Proceed up the hill for approximately 400 yards and turn left down the hill; Overhouses Lower Barn is the second detached barn on the right hand side.

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

ENTRANCE RECEPTION HALLWAY: 5.5m x 4.1m (18'1" x 13'4" narrowing to 10'0"); beautiful barn entrance with PVC glazed door and glazed surround, exposed stone wall, fantastic open pitched ceiling with exposed roof trusses and wooden beams, solid oak staircase and superb galleried landing with spindle balustrade leading to first floor, impressive limestone fireplace surround and hearth housing cast iron multi fuel stove, recessed spotlighting, excellent outlooks over garden and adjoining fields, Indian stone flagged flooring with underfloor heating.

SITTING ROOM: 6.0m x 3.4m (19'7" x 11'1"); imposing stone arched fireplace surround, deep stone hearth housing cast iron multi fuel stove with spotlighting within, part exposed stone wall, television point, telephone point, windows to front, side and rear elevations with beautiful outlooks over adjoining fields and



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countryside, recessed spotlighting, feature deep stone window sills, wooden ceiling beams, Indian stone flooring with underfloor heating.

STUDY: 2.9m x 2.2m (9'7" x 7'1"); with fitted desk and co-ordinating units and surface surround, telephone point, recessed spotlighting, Indian stone flagged flooring with underfloor heating, pleasant open outlooks over neighbouring fields.

CLOAKROOM/BOILER ROOM: 2.5m x 2.2m (8'2" x 7'1"); 2-piece white suite comprising low suite W.C., pedestal wash basin, recessed spotlighting, stone flagged flooring with underfloor heating also housing pipe work and manifold for underfloor heating with various pumps and hot water cylinders.

LOUNGE: 4.4m x 4.0m (14'6" x 13'0"); fantastic cast iron multi fuel stove positioned on a corner stone hearth, television point, telephone point, feature exposed stone wall, deep stone window sills with wooden beams over, limestone flagged flooring with underfloor heating, pitched ceiling with delightful individual wooden beams with Velux window and recessed spotlighting, PVC glazed external door leading to patio area with stunning views over garden and countryside beyond, oak glazed internal door leading through to:-

DINING KITCHEN: 5.2m x 4.2m (17'0" x 13'9"); beautiful bespoke solid oak fitted wall and base units with complementary granite working surfaces and splashback, Britannia electric range cooker with 6-ring hob and double oven set with impressive stone arch surround and individual tiled inset with extractor filter canopy over, one and a half bowl ceramic sink drainer unit with chrome mixer tap, integrated fridge, freezer and dishwasher, feature deep stone window sills and wooden ceiling beams, built-in understairs storage cupboard, recessed spotlighting, Indian sandstone flagged flooring, underfloor heating, open archway leading to:-

REAR HALL: 1.8m x 1.6m (5'9" x 5'4"); with PVC golden oak style door leading to outside, large built-in cloaks cupboard with solid oak double opening doors, part exposed stone wall, recessed spotlighting, integral ceiling sun tunnel, limestone flagged flooring with underfloor heating.

UTILITY ROOM: 2.5m x 2.4m (8'3" x 8'0"); modern range of cream fitted wall and base units with complementary granite working surfaces, deep stone window sill, feature wood beams over, Belfast ceramic sink with chrome mixer tap, plumbing for washing machine, vented for dryer, limestone flagged flooring with under floor heating, recessed spotlighting, lovely open views.



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FIRST FLOOR:

LANDING: With solid oak galleried style landing, spindle balustrade, high pitched ceiling, recessed spotlighting, exposed feature stone wall, solid oak flooring with underfloor heating.

BEDROOM ONE (side): 4.2m x 3.6m (13'11" x 11'11"); with solid oak flooring with underfloor heating, pitched ceiling with feature wooden ceiling beams, recessed spotlighting, television point, wonderful elevated open outlooks across towards reservoir and adjoining fields, additional Velux window, walk-in wardrobe with hanging rails and built-in shelving.

EN-SUITE SHOWER ROOM: Modern 3-pce white suite comprising vanity wash basin with surface surround and mixer tap, built-in cupboard under, low suite W.C. , shower enclosure with thermostatically controlled shower, panelled walls within, wooden flooring with underfloor heating, ladder style radiator, recessed spotlighting, Velux window, extractor fan.

BEDROOM TWO (side): 3.2m x 2.7m (10'7" x 8'11"); with pitched ceiling with feature wooden ceiling beam, recessed spotlighting, Velux window, storage cupboard area, solid oak wooden flooring with underfloor heating, excellent views and open aspects.

BEDROOM THREE (rear): 2.9m x 2.5m (9'8" x 8'4"); with excellent deep windowsill with desirable views over neighbouring fields, pitched ceiling with exposed wooden beam and roof trusses, recessed spotlighting, solid oak wooden flooring with under floor heating.

BEDROOM FOUR (rear & side): 3.2m x 2.4m (10'7" x 7'9"); with solid oak wood floor, pitched ceiling with beautiful wooden beams, recessed spotlighting, underfloor heating, appealing open outlooks.

BATHROOM: Luxurious 4-pce white suite comprising free standing claw foot bath with chrome taps, low suite w.c., pedestal wash basin, walk-in double shower enclosure with thermostatically controlled shower and additional shower fitment and panelled walls within, chrome ladder radiator, extractor fan, velux window, solid oak flooring with underfloor heating.

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OUTSIDE: Delightful spacious Indian stone flagged rear patio area with dwarf stone boundary wall and raised lawned garden surrounding with beautiful open views over adjoining fields and across towards Pendle Hill and Black Moss Reservoir. In addition approx. 1 acre of land is being offered with the barn which immediately adjoins the garden at the rear. There is a side tarmac driveway providing private parking for at least 4 cars, side gravelled area with stonebuilt detached piggery and there is a detached stonebuilt DOUBLE GARAGE with double opening doors, power and lighting within.

Please Note: Further land and an agricultural barn may be available by separate negotiation; please ask for details.

HEATING: Ground source heat pump with renewable heat incentive and an under floor heating system to the ground floor and first floor complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains electricity is connected, there is a separate sewerage treatment plant and water is supplied by spring water with a water treatment plant.

ENERGY PERFORMANCE: The energy rating is C.



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