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Higher Barley Green Farm, Barley, BB12 9JX

Spacious stonebuilt character house
£575,000



- 4 double bedrooms, en-suite
- Stunning open view to Pendle Hill
- Beautiful large south facing garden
- Lounge, dining room, conservatory
- Ample parking, large dble garage
- 184 m² (1,976 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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Higher Barley Green Farm Barley

A stunning stonebuilt character house situated close to the village centre, with open views to the rear across open countryside towards Pendle Hill. This large family house offers great accommodation with three reception rooms, conservatory, four double bedrooms, en-suite to master and house bathroom.

To the front of the house there is ample parking and a large detached stone double garage. To the rear is a beautiful large south facing garden with lawn, well-stocked borders, top of the range greenhouse, all adjoining open fields. The property offers lovely features including exposed beams, stone window sills, mullion windows, feature fireplace and pitched ceilings.

Barley Green Farm is only a couple of minutes' walk from the very popular Pendle Inn and from the front doorstep are some stunning walks around Pendle Hill, various reservoirs, forest walks and Pendle Water flows through the centre of the village. Within 15 minutes' drive from the village you can reach Barrowford, Clitheroe, Burnley and the M65 motorway. Viewing is essential.

LOCATION: Entering Barley from the Clitheroe/Downham direction proceed straight on, passing the Pendle Inn on the right and then turn first right up a gravel drive and the house is facing you on the left hand side.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALL: With hardwood front door, quarry tiled floor, corner staircase with spindle balustrade leading to galleried landing with pitched ceiling and exposed beams.

CLOAKROOM: With 2-piece Roca white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboard under, extractor fan, coved cornicing.



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STUDY: 3.0m x 4.7m (9'10" x 15'4"); with feature large glazed window to front elevation and feature exposed stone walls, BT telephone point.

KITCHEN: 3.6m x 4.2m (11'8" x 13'9"); with fitted range of wall and base units with complementary laminate working surfaces, one and a half bowl single drainer sink unit with mixer tap, Rangemaster range style cooker with 2 ovens, separate grill, 6-ring electric hob and extractor over, dresser unit, integrated dishwasher and fridge, stone flagged floor, space for table and chairs, door to rear garden.

UTILITY ROOM: 2.1m x 1.7m (7' x 5'5"); with plumbing for a washing machine, newly installed oil central heating boiler.

LOUNGE: 5.4m x 4.7m (17'8" x 15'6"); with feature exposed beams, beautiful stone fireplace with flagged hearth housing cast iron multi-fuel stove, television point, windows to 3 elevations, double doors to conservatory.

CONSERVATORY: 3.8m x 2.5m (12'4" x 8'3"); white uPVC construction with glass roof and laminate floor, open views and French doors opening onto garden.

DINING ROOM: 4.5m x 3.6m (14'8" x 11'11"); with feature exposed beams, beautiful mullion window to front elevation which was reclaimed from a church in Blackburn, feature stone fireplace.

FIRST FLOOR:

SPACIOUS GALLERIED LANDING: With spindles and balustrade, 2 windows to front elevation, exposed beams with pitched ceilings.



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BEDROOM ONE: 4.7m x 3.3m (15'6" x 10'11"); with excellent views across open countryside towards Pendle Hill.

EN-SUITE BATHROOM: With 4-piece Sanitan suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and walk-in shower with fixed curved glass screen and Aqualisa thermostatic shower, part-tiled walls, airing cupboard and recessed spotlighting.

BEDROOM TWO: 3.2m x 3.2m (10'4" x 10'6"); with lovely views, exposed beam and double wardrobes with cupboards over.

BEDROOM THREE: 3.4m x 3.1m (11'2" x 10'); with stunning views and double wardrobes with cupboards over.

BEDROOM FOUR: 3.2m x 3.3m (10'7" x 10'9"); with window to front and side elevations.

BATHROOM: With 4-piece Heritage suite comprising low suite w.c. with push button flush, pedestal wash handbasin, free-standing roll top bath with chrome shower tap fitment and double shower enclosure with fitted electric shower, part-tiled walls, Karndean flooring, extractor fan, storage cupboard housing hot water cylinder, feature pitched ceiling with exposed beams.

OUTSIDE: To the front of the property is a lawned garden with planting borders, gravel drive leading to parking and turning area. Detached stonebuilt double garage 5.5m x 5.3m (18'1" x 17'6") with stone flag roof, double wooden opening garage doors, power and light.

To the rear of the property is a large south-facing garden which adjoins open fields and enjoys stunning aspects towards Pendle Hill and surrounding countryside. Large lawn with well-stocked planting borders, patio area, pond with water feature, Alitex aluminium greenhouse with water supply and electric heater and glass roof. Situated at the far end of the garden is a covered corner arbour with seating area and small storage shed.

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HEATING; Oil fired central heating system complemented by double glazing.

SERVICES: Mains electric and drainage are connected. Private spring water supply. Gas is not available in this location.

TENURE: We have been informed by the owners that the property is freehold.

COUNCIL TAX BAND G.

VIEWING: By appointment with our office.



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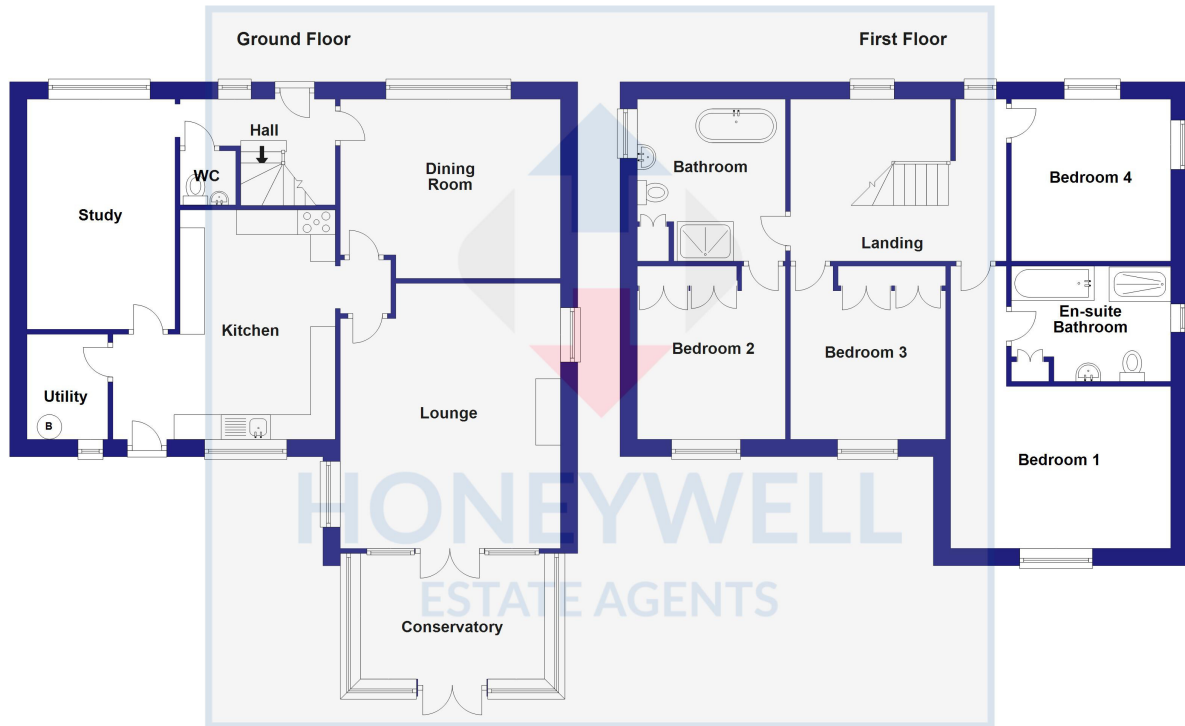
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Total area: approx. 178.9 sq. metres (1925.5 sq. feet)

For identification purposes only - Not to scale
Plan produced using PlanUp.

Higher Barley Green Farm, Barley



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