

1 SPREAD EAGLE BARN  
SAWLEY  
BB7 4LE

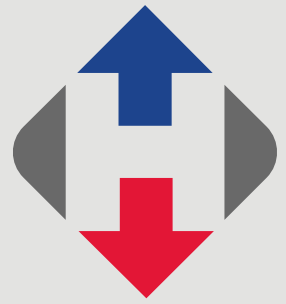
Offers around £399,000



- Stonebuilt barn conversion
- Prime village location
- Stunning open views
- 3 bedrooms, 3 bathrooms
- Lounge, dining room & kitchen
- Easy maintenance patio garden
- Large utility room & open porch
- 148m<sup>2</sup> (1,594 sq ft) approx.

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**A lovely semi-detached stonebuilt barn conversion situated within this extremely popular village with stunning views across open fields and the remains of Sawley Abbey with Pendle Hill in the distance. The property has accommodation arranged across two floors with the living accommodation upstairs to make the most of the views. There is a large open porch which was formerly the barn entrance, the ground floor has a hallway, two bedrooms, one with en-suite wet room and one serviced by a 4-piece house bathroom. Upstairs there is a light and spacious landing, lounge with feature stone fireplace and three windows, double doors lead to the dining room which is open to the kitchen. The master bedroom is also on the first floor and has a lovely pitched ceiling with Velux windows plus an en-suite bathroom.**



**Externally there are planting areas to the front and an enclosed easy maintenance rear garden which is Indian stone paved with outside lighting and timber boundary fence. Viewing is essential.**

**LOCATION:** Travelling along the A59 from Chatburn to Sawley turn left into Sawley village. Continue straight on through the village and Spread Eagle Barn can be found on the left-hand side before the Spread Eagle Inn.

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

**OPEN PORCHWAY:** Spacious open porch with wooden gates, stone flagged floor, electric, light and power. Hardwood front door leading to:

**HALLWAY:** With coved cornicing, wall light points and doorway leading to return staircase off to first floor with window on the half-landing and understairs storage cupboard.

**BEDROOM TWO:** 4.3m x 2.4m opening to 4.5m (14'1" x 7'10" opening to 14'10"); with coved cornicing, wall light points and 2 windows to the front elevation.

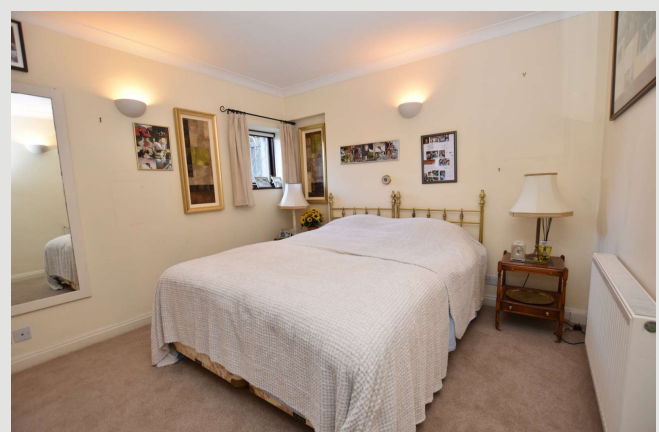
**EN-SUITE SHOWER ROOM:** 3-piece suite comprising a low suite w.c., vanity wash-hand basin with chrome mixer tap, storage drawers under and bathroom cabin with mirror and light over, walk-in shower wet area with fixed glass shower screen and Mira thermostatic shower. Heated ladder style towel rail, tiled floor, fully

tiled walls, extractor fan and recessed spot lighting.

**BEDROOM THREE:** 3.9m x 3.5m (12'9" x 11'4"); with coved cornicing, wall lights and fitted wardrobes with storage cupboards over.

**BATHROOM:** 4-piece white suite comprising wall-hung wash-hand basin with chrome mixer tap, low suite w.c. with push button flush, panelled bath with chrome mixer tap and separate shower enclosure with fitted Grohe thermostatic shower. Tiled floor, tiled walls to dado height, coved cornicing, recessed spot lighting and extractor fan.

**UTILITY ROOM:** 4.9m x 3.1m (15'11" x 10'3"); accessed off the front open porch. Terracotta tiled floor, wall-mounted Worcester gas central heating boiler, wall light points, built-in storage cupboards and drawers with complementary work surface, stainless steel sink unit with mixer tap, plumbing for a washing machine, gas AGA cooker with oven and grill and 4-ring gas hob with stainless steel Gaggenau extractor fan over, doorway to rear garden.







**FIRST FLOOR:**

**LANDING:** With window to front elevation and coved cornicing.

**LOUNGE:** 3.3m x 3.3m (10'9" x 10'9"); with window to front elevation and 2 windows to side elevation offering stunning views across open countryside towards the ruins of Sawley Abbey, Pendle Hill and Sawley Brow. Coved cornicing, television point, BT telephone point and feature stone fireplace, surround and hearth housing electric fire. Glazed double doors leading to:

**DINING ROOM:** 3.5m x 3.3m (11'7" x 10'9"); with coved cornicing and excellent views across open countryside towards Pendle Hill. Open to:

**KITCHEN:** 3.1m x 2.5m (10'3" x 8'2"); with a fitted range of white wall and base units with complementary laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff double oven, stainless steel Neff 5-ring gas hob with matching stainless steel extractor canopy over, integrated fridge-freezer, integrated dishwasher, tiled floor and recessed spotlighting.

**BEDROOM ONE:** 5.9m x 3.2m (19'6" x 10'6"); with feature pitched ceiling with 2 Velux windows and exposed beams, arched window to rear



elevation and a range of built-in wardrobes with storage cupboards over.

**EN-SUITE BATHROOM:** 3-piece white suite comprising low-suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboards under, panelled bath with central chrome mixer tap, airing cupboard, tiled floor, part-tiled walls to dado rail height, coved cornicing and recessed spotlighting.

**OUTSIDE:** It is possible to park a small car in the open porch which is the former entrance to the barn. To the rear there is an attractive easy maintenance enclosed rear garden with Indian stone paved patio area, gravelled borders for easy maintenance, exterior lighting and timber boundary fencing.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND F. EPC Rating E.**

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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