



Honeywell
SELECT

3 Moorhouse Barn, Balderstone

Large barn conversion, full of character
£522,500



- Open fields to front & rear
- 4 large bedrooms & study
- Superb fitted kitchen
- Living room with burner
- Large gardens & garage
- 197 m2 (2,121 sq ft) approx.

Clitheroe
Tel 01200 426041

Barrowford
Tel 01282 698200

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3 Moorhouse Barn Balderstone

Enjoying a position amongst a small group of barn conversions and other character properties, this converted barn offers spacious living accommodation over three floors with views over open fields to the front and rear. The property is full of character with excellent room sizes throughout and must be viewed to be appreciated.

Accommodation comprises an entrance hallway, cloakroom, excellent fully fitted kitchen with centre island and range cooker, large living room with patio doors and windows looking over the rear gardens and countryside, and a large dining hallway. To the first floor are three spacious bedrooms, one with an en-suite and one with a walk-in wardrobe, and a house bathroom. On the second floor is the master bedroom, a study and a shower room.

The property benefits from lawned gardens to the front and rear, both of which enjoy outlooks over the surrounding fields and countryside, along with off-road parking for around four cars and a detached garage.

LOCATION: Leave Clitheroe on the A59 and head in the direction of Preston. Pass over the large roundabout at Langho and continue on the A59 through the traffic lights at Ribchester Road. Follow this road past the turn off for Osbaldeston on the right and then past the roundabout for Mellor Brook on the left. Pass British Aerospace on the left hand side and before the Bluebird Inn turn right onto Woods Brow. Turn first left onto a small private drive and follow this road down. Number 3 Moorhouse Barn is on the right hand side close to the end of the row.

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

ENTRANCE HALLWAY: With tiled flooring, composite external stable door, built-in storage cupboard housing hot water cistern and built-in storage cupboard with hanging space.

CLOAKROOM: 2-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin, part-tiled walls, tiled flooring and extractor fan.

DINING KITCHEN: 5.3m x 4.1m (17'6" x 13'7"); with a range of fitted base and matching wall storage cupboards and display cabinets with granite work surfaces, centre island with breakfast bar, Flavel Milano 100 Range with 7-rings, 3 ovens and extractor hood over, Belfast sink unit, built-in microwave, built-in dishwasher, built-in speakers, built-in washing machine, television point, low voltage lighting and tiled flooring.



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LIVING ROOM: 4.0m x 6.2m (13'1" x 20'4"); with a multi-fuel burner on a stone hearth, television point, double glazed double doors to the rear garden and double doors to:

DINING HALLWAY: 3.3m x 6.3m (10'9" x 20'8"); with staircase to the first floor landing, low voltage lighting and television point.

FIRST FLOOR:

LANDING: With staircase to the second floor, low voltage lighting and vaulted ceiling.

BEDROOM TWO: 1.6m x 1.7m (5'5" x 5'7"); with half-vaulted ceiling, low voltage lighting and television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, fully tiled walls, tiled floor, low voltage lighting and extractor fan.

BEDROOM THREE: 4.8m x 3.2m (15'9" x 10'5"); with built-in wardrobes, half-vaulted ceiling, exposed beams and walk-in wardrobe.

BEDROOM FOUR: 3.7m x 3.6m (12'1" x 11'10"); with fitted wardrobes to one wall, half-vaulted ceiling, low voltage lighting and television point.

HOUSE BATHROOM: With a 4-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin, panelled bath, corner shower enclosure with plumbed rainfall and mixer showers, underfloor heating, low voltage lighting, extractor fan, tiled floor and fully tiled walls.

SECOND FLOOR:

STUDY: 3.6m x 3.9m (11'9" x 12'8"); with double glazed Velux window and telephone point.



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SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a shower enclosure with plumbed shower, fully tiled walls, low voltage lighting and extractor fan.

BEDROOM ONE: 3.6m x 5.3m (11'10" x 17'5"); with built-in wardrobes, under eaves storage space, double glazed Velux window, exposed beams and television point.

OUTSIDE: The property is approached via a private lane which leads to off-road parking for approximately 4 cars. There is a **STONEBUILT GARAGE** measuring 5.6m x 2.6m (18'5" x 8'8") with up-and-over door, power, light and water points. The front garden is mainly laid to lawn with an Indian stone flagged patio area enjoying views over the surrounding area.

To the rear of the property is a good-sized, majority lawned rear garden with two separate Indian stone flagged patios. The rear garden adjoins open fields and enjoys distant rural views over the surrounding countryside.

SERVICES: Mains water and electric are connected. Drainage is via a shared septic tank.

HEATING: LPG bottled gas central heating system complemented by double glazed windows throughout.

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TENURE: Freehold.

COUNCIL TAX BAND: F

EPC: The energy efficiency rating of the property is E.

VIEWING: By appointment with our office.



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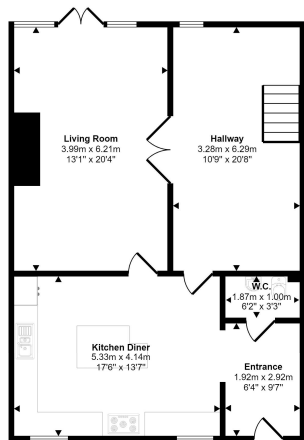
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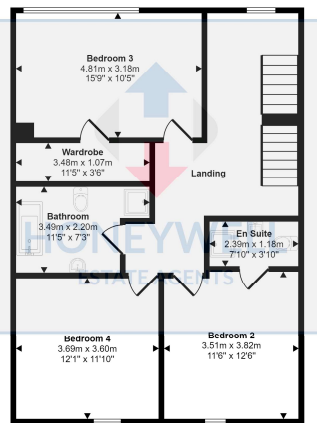


Approx Gross Internal Area
197 sq m / 2121 sq ft

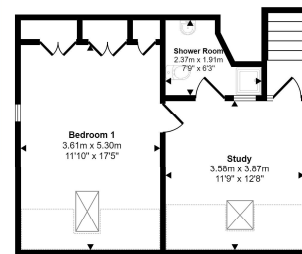


Ground Floor
Approx 78 sq m / 839 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 77 sq m / 831 sq ft



Second Floor
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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View from property

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