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# The Barn House, Newton-in-Bowland

Stunning stonebuilt detached house with views  
£795,000



- Family dining kitchen
- Large 1<sup>st</sup> floor lounge
- 3 double bedrooms, 2 bathrooms
- Character features
- Private position in centre of village
- 232 m<sup>2</sup> (2,497 sq ft) approx. plus garage

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# The Barn House Newton-in-Bowland

A spacious stonebuilt detached house sat in this private position in the heart of Newton-in-Bowland with lovely long distance rural views of the Hodder Valley. The property is finished to a high standard and offers beautiful character coupled with modern quality fittings.

The ground floor has a beautiful cosy snug with stone fireplace with open fire. There is a study to the front and a large family dining kitchen which offers a superb open-plan living space with bespoke solid wood kitchen, Aga and granite work surfaces with room for a dining table and seating. At the rear of the house is a boot room, utility and storerooms which also provide access to the garage. Upstairs there is a large landing or library area with pitched ceiling, feature exposed stonework and bookshelves, this leads to a huge first floor lounge with log burner and attractive views. Also, on the first floor there are three bedrooms including a master bedroom with 5-piece en-suite and two double bedrooms, along with a modern shower room.

Externally there is parking for 3-4 cars leading to the garage. There is a large south-east facing garden to the front with stone patio and lawn, while to the rear there is another patio and a lawned garden with boundary hedging. Viewing is essential.

**LOCATION:** Enter Newton-in-Bowland from the Clitheroe direction, proceed over the bridge and continue straight on up the hill. At the top T-junction turn right and immediately left and The Barn House is first on the left.

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

**ENTRANCE:** Through solid wood tongue and groove latched front door into:

**SNUG:** 4.5m x 4.4m (14'8" x 14'4"); with feature exposed stone wall, stunning stone fireplace and hearth housing open fire, wall light points, staircase off to first floor and travertine tiled floor.

**STUDY:** 2.2m x 2.7m (7'3" x 8'11"); with windows to front and side elevation and feature exposed stone wall.



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**CLOAKROOM:** 2-piece heritage style suite with high suite w.c. with pull chain flush, vanity wash-hand basin with chrome mixer taps set into a feature stone arch with vanity mirror and storage underneath, extractor fan and travertine tiled floor.

**LARGE OPEN-PLAN LIVING DINING KITCHEN:** 5.0m x 7.4m (16'5" x 24'2");

**Seating area:** With feature exposed stone wall, recessed spotlighting and half-glazed stable door leading to patio area, space for dining table and chairs.

**Kitchen Area:** Attractive solid wood bespoke fitted kitchen with grey shaker style wall and base units, black granite work surfaces and upstands with under unit lighting, 2 bowl porcelain Belfast sink unit with brushed steel mixer tap, electric AGA in aubergine (currently disconnected), integrated Neff electric fan oven and microwave combination oven, integrated fridge-freezer and dishwasher, controlled electric underfloor heating, recessed spotlighting, travertine tiled floor and outlooks across the front garden.

**REAR HALLWAY:** With travertine tiled floor and doorway to rear patio.

**BOOT ROOM/CELLAR:** 2.3m x 3.2m (7'7" x 10'5"); with sliding doors, fitted shelving and hanging.

**UTILITY ROOM:** 3.2m x 1.7m (10'7" x 5'7"); situated between the boot room and the garage with open useful storage, plumbing for a washing machine and space for a tumble dryer, access to a further store room and integral garage.

**FIRST FLOOR:** A spindle staircase leads to:

**LARGE LANDING OR LIBRARY AREA:** With feature pitched ceiling with exposed beams, exposed stonework and large windows to front and side elevation, fitted book shelving, spindles and balustrade. It would be possible to create a 4<sup>th</sup> Bedroom using part of this space if required.



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**LIVING ROOM:** 4.9m x 7.3m (16'2" x 23'9"); a large room with multi-fuel log burning stove set on raised stone plinth, windows overlooking the front garden with distant views towards the Hodder Valley, television point and recessed spot lighting.

**BEDROOM ONE:** 3.3m x 4.8m (10'10" x 15'11"); with 2 windows overlooking the rear garden, television point, recessed spot lighting and double doors to en-suite.

**EN-SUITE:** 5-piece suite comprising low suite w.c. with push button flush, double vanity wash-hand basin with chrome mixer taps and oak storage cupboards below, large walk-in shower with fixed glass side panel with thermostatic shower with fixed showerhead, separate handheld showerhead and tiled walls, and a raised freestanding bath with freestanding chrome shower tap fitment. Recessed spot lighting, tiled floor, tall chrome heated ladder style towel rail, recess with feature lighting and shelving for towels.

**BEDROOM TWO:** 3.2m x 4.0m (10'7" x 13'1"); with built-in wardrobes, coved cornicing and recessed spot lighting.

**BEDROOM THREE:** 3.8m x 3.9m (12'4" x 11'10"); with feature pitched ceiling with exposed roof timbers and wall-to-wall range of fitted wardrobes.

**SHOWER ROOM:** A smart, modern 3-piece suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome tap, vanity mirror over and feature lighting, large walk-in shower with fixed glass panel and fitted thermostatic shower, part-tiled walls, tiled floor and tall chrome heated ladder style towel rail.

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**OUTSIDE:** The property has a parking area for 3-4 cars leading to the ATTACHED GARAGE measuring 5.0m x 3.8m (16'6" x 12'6") with double doors, windows to side, light, power, water tap and access through to utility room. A large arched wooden gate leads to the private lawned gardens to the front with surrounding beech hedge, large stone flagged patio and BBQ area. There is a small garden area to the side and a timber gate leading to the rear gardens. The rear gardens have a patio area and steps to a raised lawn, boundary hedging and timber greenhouse.

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

**HEATING:** Oil fired hot water central heating system with hot water radiators to all rooms (except the Study). The Living Kitchen, Snug and En-suite Bathroom have electric underfloor heating.

**TENURE:** Freehold

**EPC:** The energy efficiency rating of the property is E. Council Tax Band B.



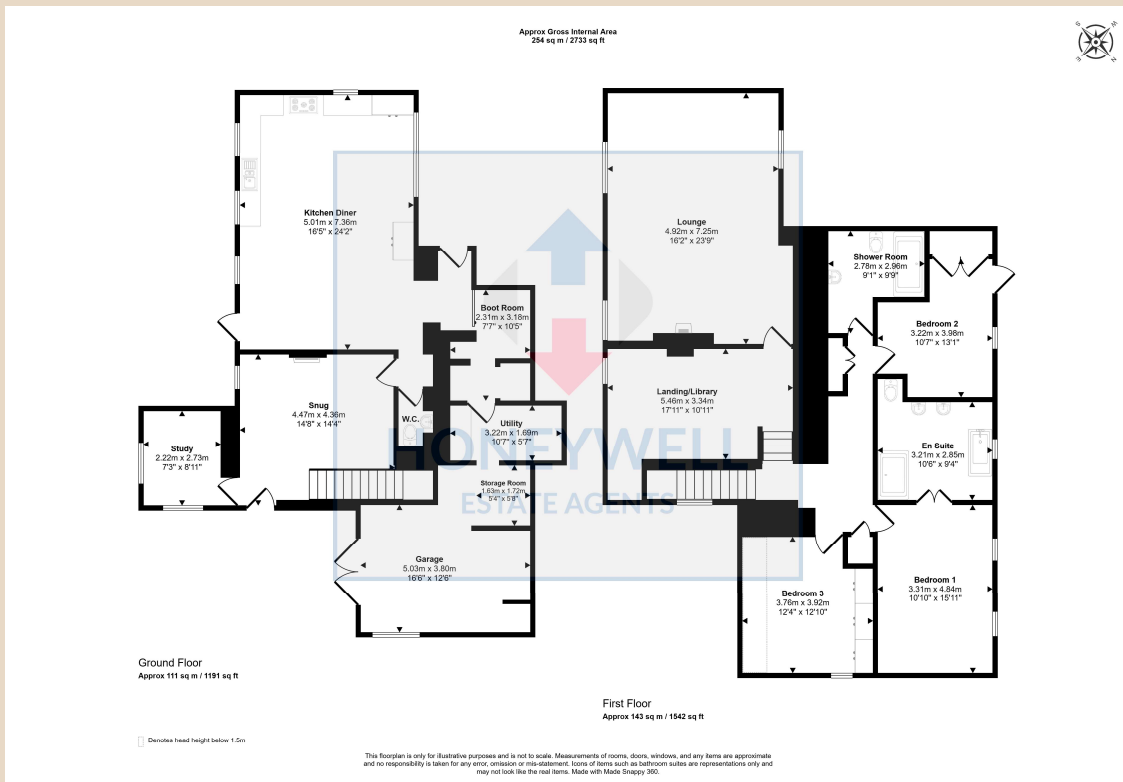
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*The Barn House, Newton-in-Bowland, BB7 3DZ  
CD/CJ/120225*

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