



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Burnley Road, Bacup, OL13 8RQ

£725,000

AN IMPRESSIVE DETACHED BARN CONVERSION WITH EIGHT ACRES OF LAND

Nestled on Burnley Road in Bacup, this exquisite home offers a fantastic opportunity for those seeking a rural life. This property boasts an abundance of space and tremendous panoramic views. Access to this home is private via electric gates and there is ample parking, making it convenient for residents and guests alike.

Situated on eight acres of land, the property is surrounded by peaceful gardens, providing a tranquil and serene environment. There is also a large 110ft barn, workshop and converted farm office/studio which are truly versatile in their functionality. With three bedrooms, a spectacular dining area, and a cosy reception room complete with a cast iron log burner, this property offers both comfort and style.

Whether you're looking to relax in the beautiful surroundings or entertain guests in the spacious living areas, this house has something for everyone. Don't miss out on the chance to own a piece of contemporary living in this beautiful home.

VIEWING STRICTLY BY APPOINTMENT ONLY

For upcoming properties make sure you follow our Instagram @Keenans.ea and Facebook @KeenansEstateAgents

Burnley Road, Bacup, OL13 8RQ

£725,000



- Exquisite Detached Barn Conversion
- Four Piece Bathroom
- Gated Private Driveway
- EPC Rating D

- 8.6 Acres of Land, Large Barn, Workshop and Converted Farm Office
- Contemporary Fitted Kitchen
- Tenure Freehold

- Three Bedrooms
- Breathtaking Countryside Views Surrounding
- Council Tax Band D

Ground Floor

Entrance Hall

12'0 x 7'0 (3.66m x 2.13m)

UPVC double glazed front door and windows, hardwood double glazed Velux window, central heating radiator, exposed wooden beams, solid wood flooring, doors leading to reception room, dining room and solid wood staircase to mezzanine first floor.

Reception Room

21'0 x 10'1 (6.40m x 3.07m)

Two UPVC double glazed windows, central heating radiator, smoke detector, cast iron log burner with solid wood mantel, television point and solid wood flooring.

Dining Room

19'0 7'0 (5.79m x 2.13m)

UPVC double glazed window, central heating radiator, exposed wooden beams, spotlights, solid wood flooring and open access to kitchen.

Kitchen

15'0 x 10'5 (4.57m x 3.18m)

UPVC double glazed window, electric radiator, smoke detector, spotlights, range of wall and base units with quartz worktops, stainless steel one and a half bowl sink and drainer with mixer tap, AGA cooker with integrated extractor fan, integrated electric double oven, space for fridge freezer, plumbing for washing machine, integrated dishwasher, solid wood flooring, doors leading to boot room, porch and UPVC double glazed sliding doors to side elevation.

Boot Room

4'1 x 3'0 (1.24m x 0.91m)

Two UPVC double glazed windows, solid wood flooring and UPVC double glazed door to rear.

Porch

4'1 x 3'0 (1.24m x 0.91m)

Solid wood flooring, door to WC and UPVC double glazed door to front.

WC

6'0 x 3'0 (1.83m x 0.91m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, LPG boiler and solid wood flooring.

First Floor

Landing

13'8 x 7'0 (4.17m x 2.13m)

Hardwood double glazed Velux window, exposed wooden beams, doors leading to three bedrooms and family bathroom.

Bedroom One

19'8 x 10'2 (5.99m x 3.10m)

Two UPVC double glazed windows, hardwood double glazed Velux window, central heating radiator, exposed wooden beams and fitted wardrobes.

Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)

UPVC double glazed window, central heating radiator and exposed wooden beams.

Bedroom Three

10'5 x 9'0 (3.18m x 2.74m)

UPVC double glazed window, central heating radiator, exposed wooden beams and fitted wardrobes.

Bathroom

10'5 x 9'0 (3.18m x 2.74m)

Hardwood double glazed Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, direct feed rainfall shower enclosed with rinse head, exposed wooden beams, extractor fan, tiled elevations and tiled flooring.

External

8.6 acres of land surrounding, private driveway accessed via electric gates, large 110ft barn, workshop and converted farm office/studio to side of property with electric roller shutters.

Rear

Enclosed garden with paved patio, laid to lawn and access to outbuildings.

Front

Laid to lawn garden, wraparound paved patio and gated access to rear garden.



Tel: 01706215618

www.keenans-estateagents.co.uk