



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 PlanItip.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Barden Lane, Burnley, BB12 0DY

Offers Over £600,000

A DETACHED PERIOD FAMILY HOME DATING BACK TO THE 1920s

Nestled in a highly sought after location on the outskirts of Burnley, this exquisite four bedroom residence exudes character. Walking up the driveway, you'll be greeted by a sense of history and elegance. The heart of this home lies in its spacious reception areas. The living room, with incredible garden views, invites intimate gatherings. The sunlit dining room, with its bay windows, is perfect for entertaining guests, whilst the snug is perfect for relaxing afternoons. Original features abound, from decorative cornices to the leaded, mullioned windows that flood the rooms with natural light. The meticulously landscaped garden boasts vibrant flowerbeds, a sun-dappled terrace, and a tranquil pond. Whether you're hosting summer soirées or simply unwinding with a book, this outdoor space is a true delight. Situated near Fence, this property enjoys the best of both worlds: proximity to Burnley's amenities and easy access to the picturesque countryside.

The property comprises briefly, to the ground floor: entrance via a vestibule leading to the breakfast kitchen and a welcoming hallway. The hallway has stairs leading to the first floor and doors providing access to understairs storage, a cloakroom, living room and dining room. The living room has access via a rear porch to the rear garden. The dining room leads on to the breakfast kitchen which has further doors leading to a snug, utility room, and side hall. The side hall leads to an additional downstairs WC, the rear garden, and internal access to the double garage leading to the wine store. To the first floor is a spacious landing with doors leading to four bedrooms, storage and a family bathroom. The property is surrounded by a generous, landscaped garden with paved patio and a pond. There is an extensive driveway to the front with ample parking for multiple vehicles.

Viewing essential! Contact our Burnley team for further information.

Barden Lane, Burnley, BB12 0DY

Offers Over £600,000



- Exquisite Detached Period Property
- Bursting with Character
- Extensive Driveway and Double Garage
- EPC Rating D
- Four Bedrooms
- Abundance of Space Throughout
- Tenure Leasehold
- Three Bathrooms
- Added Wine Store and Stables
- Council Tax Band F

Ground Floor

Entrance Vestibule

5'4 x 4'11 (1.63m x 1.50m)

Hardwood single glazed lead double front doors, central heating radiator, doors leading to breakfast room and hall.

Hall

12'6 x 8'7 (3.81m x 2.62m)

Hardwood single glazed stone mullioned leaded window, hardwood single glazed leaded window, central heating radiator, cornice coving, smoke detector, stairs to first floor, doors leading to reception room one, reception room two and cloakroom.

Cloakroom

7 x 2'10 (2.13m x 0.86m)

Single glazed leaded window, wall mounted wash basin with traditional taps, part tiled elevations and door to WC.

WC

5'6 x 2'10 (1.68m x 0.86m)

Single glazed leaded window, low base WC and central heating radiator.

Reception Room One

17'3 x 15'10 (5.26m x 4.83m)

Three hardwood single glazed windows, two central heating radiators, exposed beams, living flame gas fire with granite hearth and surround, television point and UPVC double glazed door to back porch.

Rear Porch

4'10 x 3'11 (1.47m x 1.19m)

UPVC double glazed window, central heating radiator and UPVC double glazed door to rear.

Reception Room Two

18'1 x 14'5 (5.51m x 4.39m)

UPVC double glazed stone mullioned bay window with window seat, two central heating radiator, ceiling rose, coving to the ceiling, two feature wall lights, electric log burning effect stove with granite hearth, surround, decorative mantel and door leading to breakfast room.

Breakfast Room

8'1 x 7'4 (2.46m x 2.24m)

Single glazed leaded window, central heating radiator and open to kitchen.

Kitchen

16'4 x 8'6 (4.98m x 2.59m)

Two UPVC double glazed windows, mix of panel wall and base units, granite worktops Rangemaster range cooker with five ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl inset sink with mixer tap and integrated draining ridges, integrated dishwasher and fridge freezer, spotlights, Karndean flooring, doors leading to pantry, side hall, utility and reception room three.

Reception Room Three

12'4 x 11'10 (3.76m x 3.61m)

UPVC double glazed window, central heating radiator and dado rail.

Utility

11'7 x 6'8 (3.53m x 2.03m)

Two UPVC double glazed window, central heating radiator, mix of panel and base units, laminate worktops, stainless steel sink and drainer with mixer tap, wall mounted Vaillant boiler, plumbing for washing machine and Karndean flooring.

Pantry

5'2 x 3'5 (1.57m x 1.04m)

Side Hall

7'1 x 5'4 (2.16m x 1.63m)

UPVC double glazed window, doors leading to WC, garage and rear.

WC

5'3 x 2'5 (1.60m x 0.74m)

Dual flush WC and wood effect flooring.

Garage

21'4 x 18'9 (6.50m x 5.72m)

Two UPVC double glazed frosted windows, vehicle pit, red brick flooring, door leading to wine store and double doors leading to rear.

Wine Store

20'8 x 5'6 (6.30m x 1.68m)

First Floor

Landing

Single glazed stone mullioned leaded window in stair return, single glazed leaded window, central heating radiator, loft access, smoke detector, exposed beams, doors leading to four bedrooms, bathroom and storage.

Bedroom One

17'2 x 13 (5.23m x 3.96m)

UPVC double glazed leaded bay window, central heating radiator, picture rail, fitted wardrobes and door to en suite.

En Suite

9'9 x 4'6 (2.97m x 1.37m)

Dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part PVC panel elevations, part tiled elevations, spotlights and extractor fan.

Bedroom Two

17'3 x 11'10 (5.26m x 3.61m)

Two UPVC double glazed leaded windows, central heating radiator, picture rail and door to en suite.

En Suite

6'8 x 6'2 (2.03m x 1.88m)

UPVC double glazed leaded window, electric heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, corner direct feed jet shower, spotlights, extractor fan, fully tiled elevations and tiled flooring.

Bedroom Three

12'10 x 11'4 (3.91m x 3.45m)

Two UPVC double glazed leaded windows, central heating radiator, exposed beams, pedestal wash basin with traditional taps, fitted wardrobes and picture rail.

Bedroom Four

12'5 x 9'8 (3.78m x 2.95m)

Two UPVC double glazed leaded windows, central heating radiator, vanity top wash basin with mixer tap and picture rail.

Storage

6'11 x 3'2 (2.11m x 0.97m)

Single glazed leaded window.

Bathroom

9 x 8'11 (2.74m x 2.72m)

Three UPVC double glazed leaded windows, central heating radiator, low base WC, pedestal wash basin with traditional taps, sunken bath with mixer tap and rinse head, part tiled elevations, picture rail and fitted storage.

Exterior

Rear

Laid to lawn landscaped garden with paved patio, pond and bedding areas.

Front

Laid to lawn garden, off road parking for multiple vehicles leading to a double garage and open access to stables.

Stables

20'11 x 14'5 (6.38m x 4.39m)

