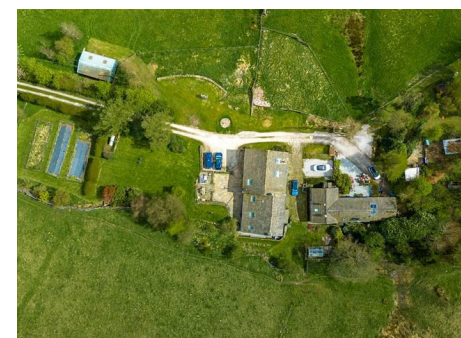


Total area: approx. 371.5 sq. metres (3998.8 sq. feet)  
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions relating to the property.  
Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>24</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

## Butts Lane, Todmorden, OL14 8RJ

### £875,000

AN OUTSTANDING GRADE II LISTED BARN CONVERSION

Welcome to Killup Farm! Tucked away stands this exquisite Grade II listed barn conversion located on Butts Lane - a unique property bursting with character and charm. As you step inside, you'll be greeted by a breathtaking family home that exudes warmth and comfort in every corner. There are five bedrooms, three of which feature an en suite in addition to a contemporary four piece family bathroom. The property also boasts three reception rooms, an office/study and a spacious dining kitchen.

One of the standout features of this property is the stunning views it offers of Stoodley Pike, allowing you to wake up to picturesque scenery every morning. The private gated entrance ensures both security and exclusivity, giving you peace of mind in your tranquil and rural surroundings. To the side is a dual level paved patio with a seating area. There are endless possibilities for this home as there are 4.5 acres of land encompassing. Also benefitting from two stables which have access to a tack and storage room whilst also being connected to a large storage barn.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to create lasting memories with your loved ones, this property has it all. Don't miss the opportunity to make this exquisite house your home and experience the beauty of countryside living at its finest.

Contact the Burnley branch today for more information or to arrange a viewing and experience the beauty and tranquillity this property has to offer.



# Butts Lane, Todmorden, OL14 8RJ

£875,000



- Exquisite Grade II Listed Property
- Presented to Highest Standard Throughout
- Breathtaking Surroundings
- EPC Rating F

- Five Bedrooms
- Original Features
- Tenure Freehold

- Five Bathrooms
- Bursting with Charm
- Council Tax Band G

## Ground Floor

### Entrance Hallway

Hardwood entrance double doors, central heating radiator, tiled flooring and doors to the dining hall and WC.

### Dining Hall

20'11 x 19'3 (6.38m x 5.87m)

Hardwood double glazed window, central heating radiator, cast iron log burning stove with stone hearth, feature wall lights, spotlights, hardwood flooring, stairs to the first floor, door to the family room and steps leading to sitting area.

### Family Room

28'9 x 12'9 (8.76m x 3.89m)

Hardwood double glazed windows, central heating radiator, feature wall lights, spotlights, hardwood flooring and door to WC.

### WC

6'5 x 5'10 (1.96m x 1.78m)

Hardwood double glazed window, central heating radiator, high level WC with flush chain, vanity top unit with Heritage wash basin, spotlights and tiled flooring.

### Sitting Area

14'10 x 6'10 (4.52m x 2.08m)

Central heating radiator, door to office/study and hardwood double glazed door and windows to rear.

### Office/Study

11'7 x 11'3 (3.53m x 3.43m)

Hardwood double glazed window, central heating radiator and original stone flooring.

### Kitchen

18'6 x 18'3 (5.64m x 5.56m)

Hardwood double glazed window, range of pine units with resin worktops, double sink with mixer tap, Belling triple oven and grill with seven ring gas hob, space for fridge freezer, integrated dishwasher and freezer, log burning stove with an original 1700's hand carved stone fireplace, exposed beams, original stone flooring, doors leading to bedroom five, hallway and rear entrance.

### Rear Entrance

Hardwood double glazed windows, original stone flooring and hardwood door to rear.

### Bedroom Five

18' x 12' (5.49m x 3.66m)

Hardwood double glazed windows, central heating radiator, exposed beams and exposed stone wall accents.

### Inner Hallway

Hardwood double glazed window, central heating radiator, exposed beams, original stone flooring, stairs to first floor, doors leading to boot room and bathroom.

### Boot Room

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

Hardwood double glazed window, central heating radiator, integrated combi boiler, spotlights and tiled flooring.

## Bathroom

11'10 x 7'8 (3.61m x 2.34m)

Hardwood double glazed window, Victorian central heated towel rail, medium level WC with flush handle, vanity top unit with Heritage wash basin and traditional taps, freestanding rolltop bath with traditional taps, direct feed shower enclosed, exposed beams, part tiled elevations and tiled effect laminate flooring.

## First Floor

### Landing

Hardwood double glazed Velux windows, central heating radiator, exposed beams and doors leading to four bedrooms.

### Bedroom One

18'7 x 18'3 (5.66m x 5.56m)

Hardwood double glazed window, central heating radiator, exposed beams, stone chimney breast and door to en suite.

### En Suite

7'7 x 6'5 (2.31m x 1.96m)

Loft access, high level WC with flush chain, Heritage pedestal wash basin with traditional taps, direct feed shower enclosed, spotlights, fully tiled elevations and tiled flooring.

### Bedroom Two

18'4 x 12'1 (5.59m x 3.68m)

Hardwood double glazed window, central heating radiator, exposed beams and door to en suite.

### En Suite

11'8 x 7'3 (3.56m x 2.21m)

Hardwood double glazed window, hardwood double glazed Velux, WC with flush handle, vanity top wash unit with Heritage basin and traditional taps, direct feed shower enclosed, exposed beam and tiled flooring.

### Bedroom Three

13'4 x 10' (4.06m x 3.05m)

Hardwood double glazed window, two hardwood double glazed Velux, central heating radiator, exposed beams and door to en suite.

### En Suite

8'6 x 7'2 (2.59m x 2.18m)

Hardwood double glazed window, Victorian central heated towel rail, medium level WC with flush handle, Heritage pedestal wash basin with traditional taps, freestanding ped basin with trad taps, freestanding rolltop bath with mixer tap and direct feed shower, extractor fan, exposed beams, part tiled elevations and tiled flooring.

### Bedroom Four

11'9 x 11'6 (3.58m x 3.51m)

Hardwood double glazed window, central heating radiator and exposed beams.

### Sitting Room

32'10 x 12'8 (10.01m x 3.86m)

Hardwood double glazed windows, hardwood double glazed Velux

windows, central heating radiator, exposed beams, log burning stove with hand carved stone fireplace, stairs to study, bedroom three, bedroom four and WC.

## Study

9'9 x 7'2 (2.97m x 2.18m)

Hardwood double glazed window and central heating radiator.

## Exterior

Dual level patio with seating area, laid to lawn and off road parking for multiple vehicles.

