



Total area: approx. 5110.2 sq. feet  
 All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions relating to them.  
 Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>54</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.

## Brown Hill Lane, Colne, BB8 7DT

### £875,000

SPECTACULAR BARN CONVERSION WITH APPROX. SIXTEEN ACRES OF LAND

Nestled in the picturesque Brown Hill Lane, Colne, this stunning six-bedroom barn conversion is a true gem waiting to be discovered. Boasting four reception rooms, this property offers ample space for entertaining guests or simply unwinding with your loved ones.

As you approach the property, a private driveway runs through approximately sixteen acres of grazing land and fields that are currently used by neighbouring farmers for cattle and sheep. The barns attached to the property add character and charm, setting this home apart from the rest.

Step inside, and you'll be greeted by an abundance of natural features that seamlessly blend the indoors with the outdoors. The orchard and extensive beautiful gardens surrounding the property offer a tranquil retreat where you can enjoy the breath-taking views that stretch as far as the eye can see.

Whether you're looking for a peaceful sanctuary away from the hustle and bustle of city life or dreaming of your own rural paradise, this farm house ticks all the boxes. Don't miss the opportunity to make this enchanting property your own and experience the best of countryside living in style.



# Brown Hill Lane, Colne, BB8 7DT

£875,000



- Outstanding Barn Conversion
- Approx. Sixteen Acres of Land, Outbuilding and Barn
- Stunning Views Surrounding
- EPC Rating E

- Six Bedrooms
- Bursting with Charm
- Tenure Freehold

- Farmhouse Kitchen
- Wraparound Gardens and Orchard
- Council Tax Band F

## Ground Floor

### Entrance Porch

Hardwood stained glass front door, two hardwood double glazed windows, original stone flooring and door to kitchen.

### Kitchen

16'8 x 15'2 (5.08m x 4.62m )

Two UPVC double glazed windows, range of wall and base units with solid oak worktops and upstands, central island with breakfast bar, Belfast sink with high spout mixer tap, Rangemaster electric range oven with induction hob and extractor hood, Rayburn Aga providing the hot water tank, integrated fridge freezer, AEG washing machine, larder cupboard, built-in dresser unit with plate rack, spotlights, exposed beams, exposed brickwork, stone flooring, hardwood single glazed double doors to sitting room and dining room.

### Dining Room

15'6 x 15'0 (4.72m x 4.57m)

Two UPVC double glazed windows, central heating radiator, exposed beams, exposed stone work, doors leading to garden room, snug, understairs storage and stairs to first floor.

### Garden Room

17'3 x 12'2 (5.26m x 3.71m)

UPVC double glazed windows, two UPVC double glazed Velux windows, exposed beams, exposed stone work, built-in window boxes, hardwood flooring, hardwood single glazed double doors to office and UPVC double glazed French doors to front.

### Office

11'6 x 11'4 (3.51m x 3.45m )

Log burning stove, exposed beams, exposed stone work, stone flooring and understairs storage.

### Snug

14'8 x 12'3 (4.47m x 3.73m)

Hardwood single glazed window to garden room, log burning stove, exposed beams, exposed stone work, door to sitting room, UPVC double glazed door to rear and stairs to first floor guest wing.

### Sitting Room

30'2 x 14'4 (9.19m x 4.37m )

Three UPVC double glazed windows, central heating radiator, feature wall lights, log burning stove with stone fireplace, television point, exposed beams, exposed stonework, door to dining room, hardwood single glazed double doors to kitchen and door to garage.

### Garage

33'8 x 17'8 (10.26m x 5.38m)

## First Floor

### Landing

UPVC double glazed window, central heating radiator, doors leading to four bedrooms, family bathroom, WC and guest wing inner hall.

### Bedroom One

16'6 x 14'6 (5.03m x 4.42m )

Two UPVC double glazed windows, central heating radiator, loft access, chimney flume, exposed beam, wood flooring and door to en suite.

### En Suite

UPVC double glazed arched window, walk-in direct feed rainfall shower with rinse head, pedestal wash basin with traditional taps, dual flush WC, part panelled elevations, exposed beam and wood flooring.

### Bedroom Two

17'1 x 14'8 (5.21m x 4.47m)

Three UPVC double glazed windows, two central heating radiators, exposed beams and wood flooring.

### Bedroom Four

11'6 x 7'11 (3.51m x 2.41m)

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

### Bedroom Five

14'8 x 8'3 (4.47m x 2.51m )

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

### Bathroom

UPVC double glazed window, central heating radiator, corner direct feed rainfall shower enclosed with rinse head, freestanding roll top claw foot bath with mixer tap and rinse head, vanity top wash basin with traditional taps, tiled elevations, exposed beams and wood flooring.

### WC

UPVC double glazed window, pedestal wash basin with traditional taps, high level WC, part panelled elevations, part brick-style tiled elevations and wood flooring.

### Guest Wing Inner Hall

Doors leading to bedroom three and bedroom six.

### Bedroom Three

14'10 x 10'11 (4.52m x 3.33m)

Two UPVC double glazed windows, central heating radiator, loft access, exposed beams, exposed stone work and wood flooring.

### Bedroom Six

12'6 x 9'7 (3.81m x 2.92m )

Two UPVC double glazed windows, central heating radiator, loft access, exposed beams, wood flooring and stairs to ground floor.

### External

Wraparound laid to lawn gardens, paving surrounding, multiple seating areas, greenhouse, access to orchard, outbuilding and barn.

### Outbuilding

32'0 x 16'0 (9.75m x 4.88m)

Three workbenches, light and power, doors leading to the rear garden and front drive.

## Land

The property is accessed from a private road that runs through approximately eighteen acres of grazing land and fields that are currently used by neighbouring farmers for cattle and sheep.

