



Keighley Road, Winewall, BB8 8BS

£275,000

10.77 ACRE PLOT WITH BARN AND STABLES

Nestled in the picturesque village of Trawden, this remarkable parcel of land spans an impressive 10.77 acres, offering a unique opportunity for both agricultural and equestrian enthusiasts. The land features a delightful hay meadow and generous pasture, currently divided into four well-maintained paddocks, making it ideal for a variety of uses.

At the heart of the land lies a substantial barn, complemented by a newly constructed stable block that houses five generously proportioned stables. There is full lighting, power, and a reliable water supply, ensuring a comfortable environment for your horses. Additionally, a comprehensive CCTV system provides peace of mind, while water troughs in all fields enhance the practicality of the space.

The location is truly stunning, surrounded by scenic countryside views that offer a tranquil retreat from the hustle and bustle of everyday life. The property is conveniently situated near Wycoller Country Park and the Pennine Bridleway, providing ample opportunities for outdoor activities such as walking, riding, and exploring the natural beauty of the area.

This land presents an exceptional opportunity for those looking to create their own rural haven, whether for personal enjoyment or as a business venture. With its ample space, modern facilities, and breath-taking surroundings, this property is a rare find in the heart of the Lancashire countryside.

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

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- 10.77 Acre Plot
- Four Well Maintenance Paddocks
- Stunning Location
- Newly Constructed Stable Block
- Hay Meadow and Generous Pasture
- Substantial Barn
- Perfect for Agricultural and Equestrian Enthusiasts

Barn
60'0 x 30'0 (18.29m x 9.14m)

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

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

Stable Three
12'8 x 12'6 (3.86m x 3.81m)

Stable Four
12'8 x 12'6 (3.86m x 3.81m)

Stable Five
10'5 x 10'0 (3.18m x 3.05m)

Agents Notes
Power, lighting, water supply, CCTV system and water troughs in all fields.

