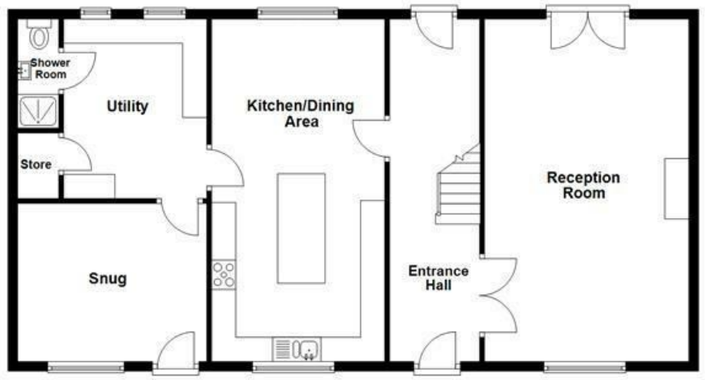
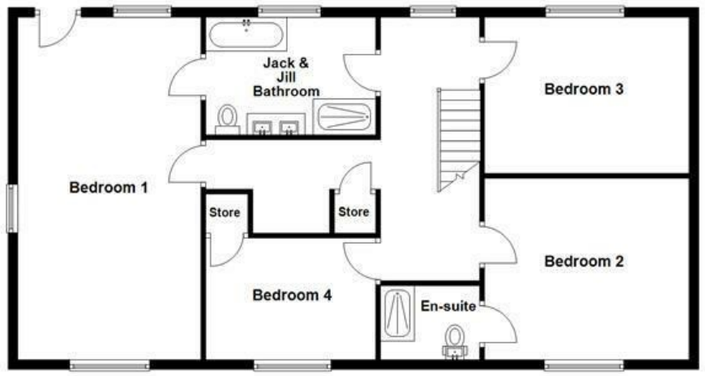
KEENANS
Sales & Lettings

Ground Floor



First Floor



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Glen View Road, Burnley, BB11 3QS

£595,000

AN IDYLLIC BARN CONVERSION - ACCESS THROUGH SMALL WORKING FARM PLEASE CHECK WITH AGENT BEFORE VIEWING

Nestled just off Glen View Road in Burnley, this remarkable barn conversion is a true gem, exuding character and charm at every turn. Having undergone an impressive transformation, this property is now the perfect family home, ready for you to move straight in.

With an impressive acre of land, that comes with the property, the house boasts stunning original features that harmoniously blend with modern enhancements. The recent renovations include a brand-new kitchen and three stylish bathrooms, ensuring both functionality and elegance. The property is equipped with new double-glazed windows and front doors, as well as internal oak doors that add a touch of sophistication. A high specification water pressure system, new central heating radiators, and contemporary flooring throughout further elevate the living experience.

Situated down a private lane, this home offers breath-taking panoramic views of the surrounding countryside, providing a serene backdrop for daily life. The property also benefits from ample off-road parking and a sense of privacy, as it is not overlooked by neighbouring homes.

Inside, you will find four generously sized bedrooms and three modern bathrooms, making it ideal for families. The stylish internals are complemented by two inviting living areas, perfect for relaxation and entertaining.

Glen View Road, Burnley, BB11 3QS

£595,000

4 3 1 D

- Outstanding Barn Conversion
- Country-style Kitchen
- Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- CCTV Security System
- Tenure Freehold
- Three Bathrooms
- Open Aspect Views
- Council Tax Band F

Ground Floor

Entrance Hall

23'3 x 6'1 (7.09m x 1.85m)

Composite double glazed front door, central heating radiator, exposed beams, smoke detector, herringbone wood effect flooring, oak double doors to kitchen/dining area, oak door to kitchen/dining area, stairs to first floor and composite double glazed door to rear.

Reception Room

23'3 x 13'11 (7.09m x 4.24m)

UPVC double glazed window, two central heating radiators, exposed beams, cast iron multifuel burner with stone hearth and surround, television point, stone flag flooring and UPVC double glazed French doors to rear.

Kitchen/Dining Area

23'3 x 11'9 (7.09m x 3.58m)

Two UPVC double glazed windows, central heating radiator, exposed beams, range of panelled wall and base units with granite work surfaces, composite one and a half bowl sink and drainer with high spout mixer tap, integrated double Lamona oven, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, central island with breakfast bar, pendant lighting, herringbone wood effect flooring and oak door to utility.

Utility

12'2 x 9'9 (3.71m x 2.97m)

Two UPVC double glazed windows, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, space for American-style fridge freezer, plumbing for washing machine, space for dryer, wood effect flooring, oak doors leading to snug, shower room and store room.

Shower Room

7'5 x 2'7 (2.26m x 0.79m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

Snug

12'10 x 10'5 (3.91m x 3.18m)

Hardwood double glazed window, central heating radiator, meter cupboard, television point and composite door to front.

First Floor

Landing

18'10 x 17'10 (5.74m x 5.44m)

UPVC double glazed window, boiler cupboard, loft access, oak doors leading to four bedrooms and Jack & Jill bathroom.

Bedroom One

23'3 x 12'9 (7.09m x 3.89m)

Hardwood double glazed window, UPVC double glazed window, hardwood double glazed circular window, central heating radiator, oak door to Jack & Jill bathroom and UPVC double glazed door.

Jack & Jill Bathroom

11'7 x 8'0 (3.53m x 2.44m)

UPVC double glazed window, heated towel rail, double stone vanity top wash basins with mixer taps, dual flush WC, ceramic bath with mixer tap, double direct feed shower enclosed, tiled elevations, extractor fan and wood effect tiled flooring.

Bedroom Two

13'11 x 12'4 (4.24m x 3.76m)

Hardwood double glazed window, central heating radiator, loft access, exposed stone wall and door to en suite.

En Suite

6'9 x 5'0 (2.06m x 1.52m)

Central heated towel rail, vanity top wash basin over cistern of dual flush WC, double direct feed rainfall shower enclosed, tiled elevations, extractor fan and tiled flooring.

Bedroom Three

13'11 x 10'6 (4.24m x 3.20m)

UPVC double glazed window and central heating radiator.

Bedroom Four

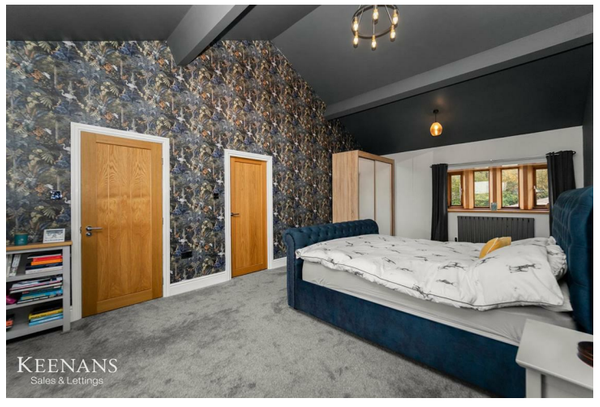
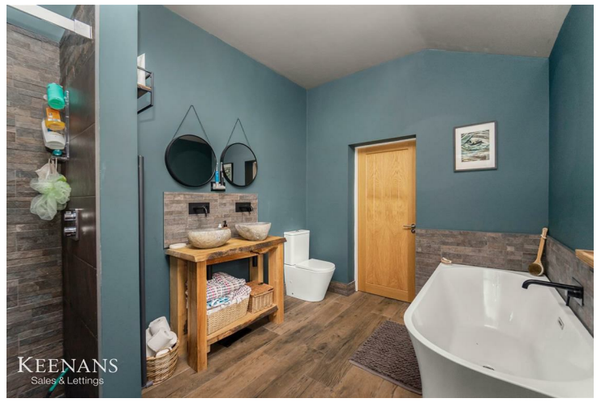
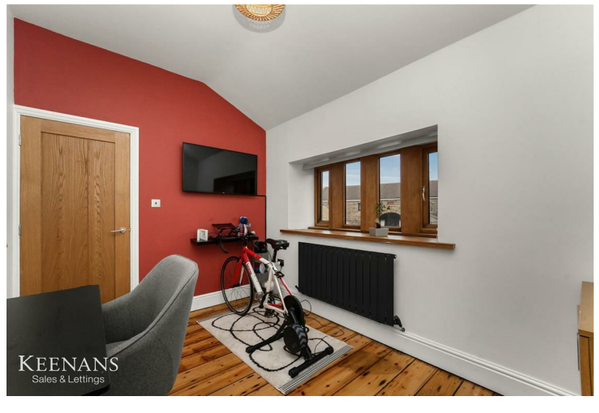
11'7 x 8'0 (3.53m x 2.44m)

Hardwood double glazed window, central heating radiator, storage cupboard and solid wood flooring.

External

Rear

Laid to lawn garden with composite decking and paving.

Front

Courtyard with off road parking and access to brick built shed/external office.