



Whinney Lane, Langho, BB6 8DQ

£2,350

A STUNNING DETACHED STONE BUILT BARN CONVERSION

Keenans welcome to the rental market this detached barn conversion. Situated in this extremely convenient location with surrounding open views of local countryside and Pendle Hill. The barn was converted in 2012 and has a hallway leading to a large central lounge with glazed former barn doors to the front and rear creating a light and airy space. The lounge has a double height ceiling with central galleried landing creating a real feature of this living space. Situated off the lounge is a spacious dining kitchen, third bedroom and cloakroom. A hardwood corner staircase leads from the lounge to the landing with glass balustrade, at one end of the house a spacious main bedroom with walk-in wardrobe and en-suite bathroom. Bedroom two is situated next to the master bedroom and at the opposite end of the house there is a dressing room/fourth bedroom and four piece bathroom.

Externally the property is conveniently tucked away behind the houses on Whinney Lane. A driveway leads to the property and parking area, there are good-sized lawned gardens with open views towards Pendle Hill. The property has underfloor heating on the ground floor with radiators upstairs complemented by hardwood double glazing.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

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	71	80
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.

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**3****2****1****C**

- Detached Stone Built Barn Conversion
 - Contemporary Fitted Dining Kitchen
 - Surrounding Lawned Gardens
 - Log Burning Stove
- Three Bedrooms and Office
 - Stunning Reception Room with Galleried Landing
 - Off Road Parking For Multiple Vehicles
- Two Bathrooms
 - Open Views Towards Pendle Hill
 - Downstairs W.C

Ground Floor

Entrance Hall

8'2 x 7'0 (2.49m x 2.13m)
Hardwood double glazed front door, smoke detector, partial stone elevations, stone flag flooring, doors leading to WC and reception room.

WC

4'6 x 3'0 (1.37m x 0.91m)
Low base WC, wall mounted Burlington wash basin with Burlington taps, extractor fan and stone flag flooring.

Reception Room

19'3 x 16'6 (5.87m x 5.03m)
Two hardwood double glazed windows, cast iron log burner with exposed stone surround and wooden mantel, television point, doors leading to kitchen/dining area, bedroom three, under stairs storage and stairs to first floor.

Kitchen/Dining Area

16'9 x 14'10 (5.11m x 4.52m)
Two hardwood double glazed windows, range of wood panelled wall and base units with granite work surfaces and upstands, ceramic one and a half bowl sink and drainer with high spout mixer tap, two integrated Miele ovens, four ring induction hob and extractor hood, glass splashback, integrated Miele dishwasher, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, stone flag flooring and hardwood double glazed door to front.

Bedroom Three

9'0 x 8'2 (2.74m x 2.49m)
Hardwood double glazed window.

First Floor

Landing

19'3 x 8'1 (5.87m x 2.46m)
Galleried landing, hardwood double glazed window, spotlights, doors leading to two bedrooms and office.

Bedroom One

15'4 x 11'5 (4.67m x 3.48m)
Two hardwood double glazed windows, central heating radiator, doors to walk-in wardrobe and en suite.

Walk-in Wardrobe

7'7 x 4'7 (2.31m x 1.40m)

En Suite

7'4 x 5'5 (2.24m x 1.65m)
Central heated towel rail, wall mounted Burlington wash basin with traditional Burlington taps, low base Burlington WC, wood panel Burlington bath with mixer tap and rinse head, tiled elevations, spotlights and tiled flooring.

Bedroom Two

9'5 x 7'9 (2.87m x 2.36m)
Two hardwood double glazed windows, two hardwood single glazed internal windows and central heating radiator.

Office

8'2 x 7'2 (2.49m x 2.18m)
Two hardwood double glazed windows and door to bathroom.

Bathroom

8'9 x 8'1 (2.67m x 2.46m)
Two hardwood double glazed windows, central heated towel rail, pedestal Burlington wash basin with traditional Burlington taps, low base Burlington WC, rolltop ball and Burlington clawfoot bath with mixer tap and rinse head, direct feed Burlington shower enclosed with rinse head, partially tiled elevations, two feature wall lights, spotlights and tiled flooring.

External

Rear

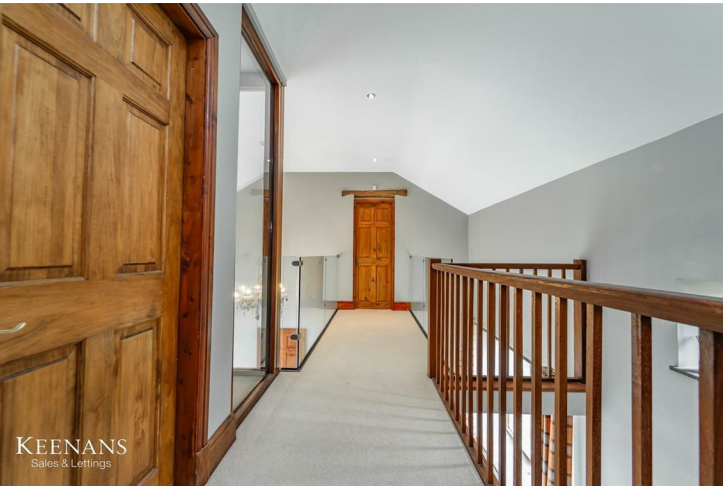
Enclosed garden with laid to lawn and paving.

Front

Driveway and EV charging point.

Agents Notes

Council Tax Band E and EPC Rating C.



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