



ESTATE AGENCY

North Barn Higher Greystoneley

Leagram,
PR3 2QT

£650,000



Stunning countryside location

4 spacious bedrooms

Double garage and parking

Panoramic surrounding views

Set in a plot around 2.31 acres

2 en-suite bathrooms

Lovely internal specification throughout

Formal gardens and additional land



Nestled in the heart of the picturesque Ribble Valley, this stunning 4-bedroom stone-built semi-detached barn conversion in Leagram, Chipping offers a unique blend of rustic charm and modern living. The property maintains the barn's original character while introducing stylish and contemporary finishes throughout. Incorporating B4RN internet connection, ideal for those needing to work from home, solar panels and EV charging point it really does marry modern technology with classic country lifestyle. Upon entering, you are greeted by a lovely entrance hall with stairs rising to the first floor and doors to the ground floor rooms which include a light, bright dining kitchen perfect for family gatherings; a spacious lounge with a cosy wood burning stove in a feature fireplace and French doors to the garden providing a tranquil retreat. You will also find a useful utility room, dining room and a WC. To the first floor, the principal bedroom suite is a standout feature, offering a private dressing area and en-suite bathroom, ensuring a perfect space for relaxation. Two further well-proportioned bedrooms offer ample space for family or guests, one with en-suite. To the second floor there is another generous bedroom, a WC and access to under eaves storage. Outside, the property boasts generous grounds with a landscaped garden, ideal for enjoying the breath-taking rural views. The total plot size is around 2.31 acres. Whether you are hosting outdoor gatherings or simply enjoying the peace and quiet of the countryside, this home offers the perfect backdrop. Located in the charming hamlet of Leagram, Chipping, you are just a short drive from the vibrant market towns of Clitheroe and Longridge, which offer a wealth of amenities, shops and eateries. The surrounding area provides an abundance of walking and cycling routes, while nearby attractions such as the Forest of Bowland, Pendle Hill and Bowland Wild Boar Park offer fantastic outdoor activities. This barn conversion is the ideal rural retreat, combining scenic beauty with proximity to local towns and attractions. A must-see for anyone seeking a stylish home in the heart of the Ribble Valley.

Accommodation

Ground Floor

Hall

A lovely, bright entrance with stairs rising to the first floor and rooms to the downstairs rooms. Practical flagged flooring.

Kitchen Diner 17' 9" x 15' 11" (5.41m x 4.85m)

A lovely country kitchen with feature stone wall and windows to 2 elevations and a velux providing lots of natural light. Fitted with a range of wall and base units with complementary worktops over and a one and a half bowl sink unit with chrome mixer tap over. There is an integrated dishwasher, Stoves range cooker and American style upright fridge freezer.

Lounge 25' 3" x 13' 1" (7.69m x 3.98m)

A delightful reception room with a feature fireplace housing a stove. There are picture windows and French doors overlooking the patio seating area.

Dining Room 24' 3" x 14' 4" (7.39m x 4.37m)

This spacious dining room has plenty of room for a dining table and seating areas. There is a window to the front and a Velux window allowing plenty of light.

Utility Room 10' 8" x 6' 7" (3.25m x 2.01m)

Wall and base units with sink unit over. Plumbing for washing machine and dryer. Window to the front.

WC 6' 7" x 3' 3" (2m x 1m)

Two piece suite in white comprising WC and a sink unit.

First Floor

First Floor Landing

Doors to the bedrooms and a storage cupboard. Stairs to the second floor.

Principal Bedroom 14' 0" x 10' 6" (4.26m x 3.20m)

The main bedroom in the house has wonderful views over the fells to the rear. Door to the dressing area and en-suite.

Dressing Area 8' 2" x 6' 7" (2.49m x 2.01m)

Useful dressing area with a range of built in wardrobes and Velux window.

Ensuite 8' 2" x 6' 7" (2.49m x 2.01m)

A three piece suite comprising a walk shower cubicle, WC and vanity sink unit. Velux window.

Bedroom 2 13' 11" x 10' 10" (4.24m x 3.30m)

A spacious double bedroom with window overlooking the fells to the rear.

En-suite 1' 11" x 4' 3" (0.58m x 1.29m)

Three piece suite comprising a walk in shower, vanity sink unit and WC.

Bedroom 3 14' 9" x 12' 4" (4.49m x 3.76m)

A spacious double bedroom with storage and Velux window.

Bathroom 10' 8" x 9' 2" (3.25m x 2.79m)

A charming bathroom with a three piece suite in white comprising a free standing, roll top bath, WC and wash hand basin. Window to the side.

Second floor Landing

An ideal spot for some peace, to sit with a book. Access to eaves storage.

Bedroom 4 12' 5" x 11' 3" (3.78m x 3.43m)

A spacious double bedroom with Velux window.

WC 8' 1" x 3' 11" (2.46m x 1.2m)

A 2 piece suite in white comprising a WC and wash hand basin.

Eaves

Useful for additional storage.

Externally

Garage 18' 4" x 18' 1" (5.58m x 5.51m)

Semi detached double garage with solar panels, power and light. There is ample gravelled parking to the front of the garage and an EV charging point on the side of the house.

Gardens

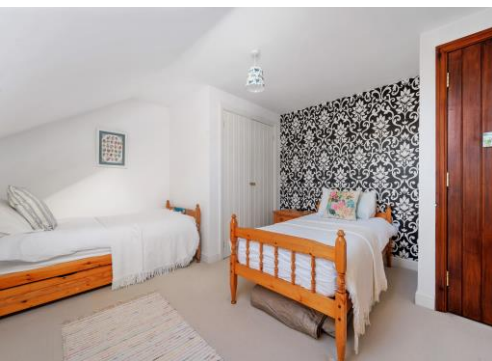
The formal garden has a patio seating area, lawn, mature planting and raised pond and water feature. There is also an additional parcel of land suitable for a range of uses such as for livestock or simply as a place for children to play and let off steam. There are far reaching views to the fells and surrounding countryside.

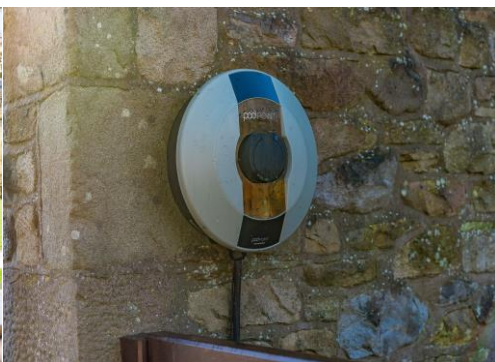
Services

Oil fired heating Septic tank drainage Mains electric
Bore hole water supply B4RN rural internet connection
Garage solar panels are owned.

EPC rating -to follow
Property tenure Freehold
Council tax band G

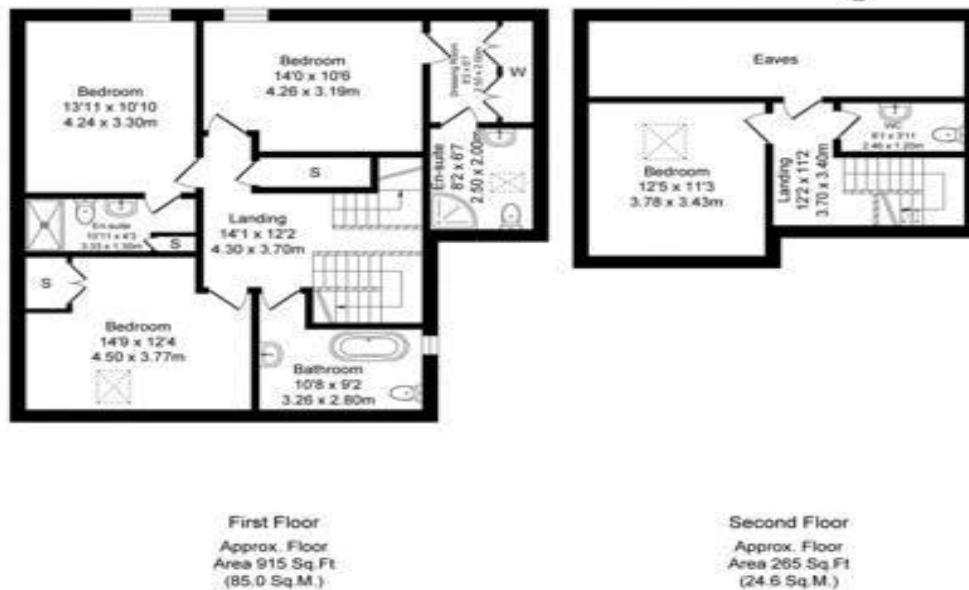
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North Barn
Total Approx. Floor Area 2749 Sq.ft. (255.3 Sq.M.)

Surveyed and drawn by Lenn Weeks for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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