





Higher Reedley Barn Reedley Drive

Burnley, Burnley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three bedrooms
- Barn conversion
- Characterful property
- Large plot
- Freehold
- Popular location
- Rear and front gardens
- Driveway
- Downstair WC
- Annexe / studio
- En suite
- Bathroom and separate shower room



Entrance Porch

Tiled flooring with feature exposed stonework. UPVC-framed double-glazed window to the side elevation and a UPVC door with a frosted double-glazed central panel

Hallway

Stairs with a polished wood spindle balustrade ascending to the first floor, radiator, and under stairs storage cupboard. The hallway features a Karndean flooring and panelled wood doors leading off.

Downstairs WC

Two-piece white suite comprising a wash basin with tiled splashbacks and a low-level WC. The room features a Karndean floor, radiator, and extractor fan.

Reception Room

Wall light points, two radiators, and Karndean flooring. UPVC-framed double-glazed windows to the front and rear, the latter overlooking the garden. Double-opening wood panelled doors.

Kitchen

1 ½ bowl composite sink unit with drainer and cupboards beneath, complemented by a matching range of solid wood-fronted wall and base units. Gas cooker point, space for an under-counter fridge and freezer, and plumbing for a washing machine or dishwasher. Coordinating wood worktops with concealed illumination, tiled walls, extractor fan, and radiator. Karndean flooring, inbuilt storage cupboard, and a door returning to the reception hallway. UPVC-framed double-glazed window and UPVC stable-style door with a double-glazed central panel, leading into the rear garden

Reception Two

Wall light point, Karndean flooring, and radiator. UPVC-framed double-glazed window to the front elevation.

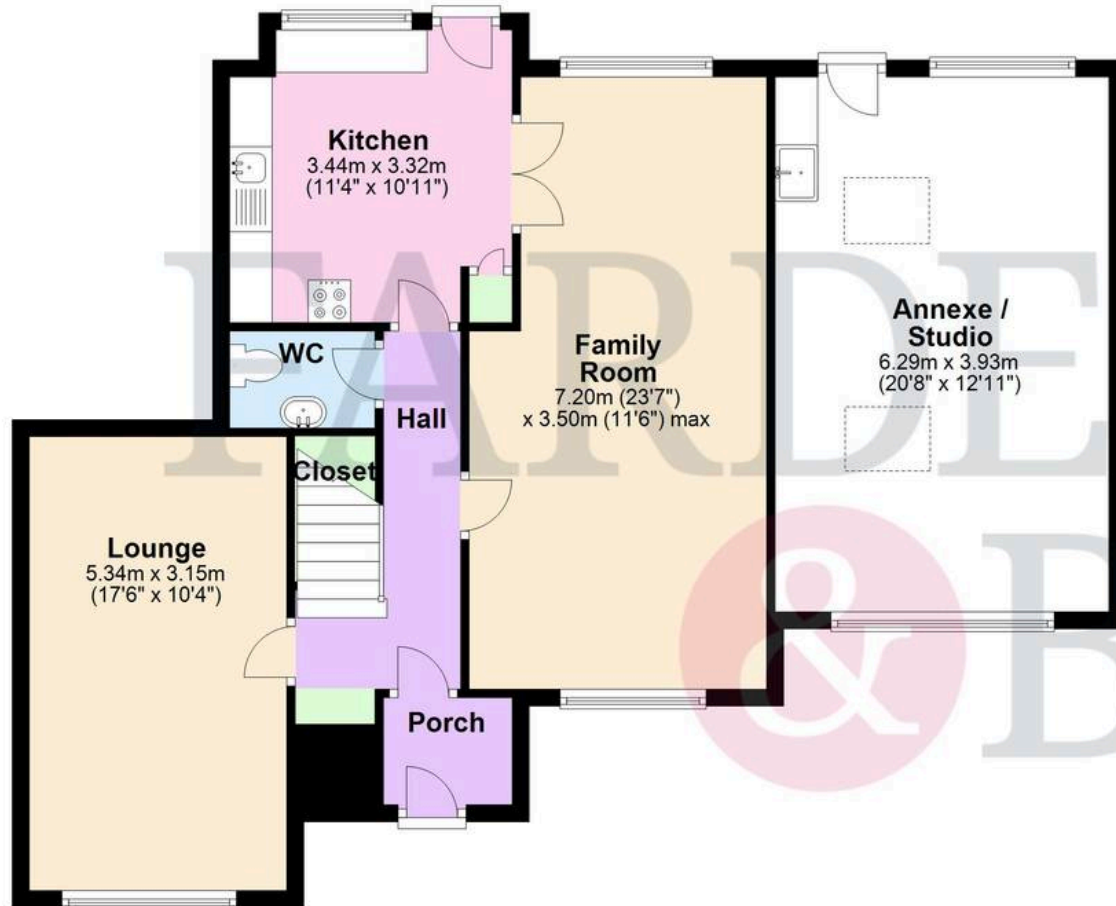
Landing

Wood spindle balustrade, exposed timber ceiling beam, 2 built in cupboards - One for just for storage and one with the cylinder/airing cupboard, wall light points, and radiator. Inbuilt storage and airing cupboard. Sealed unit double-glazed Velux window

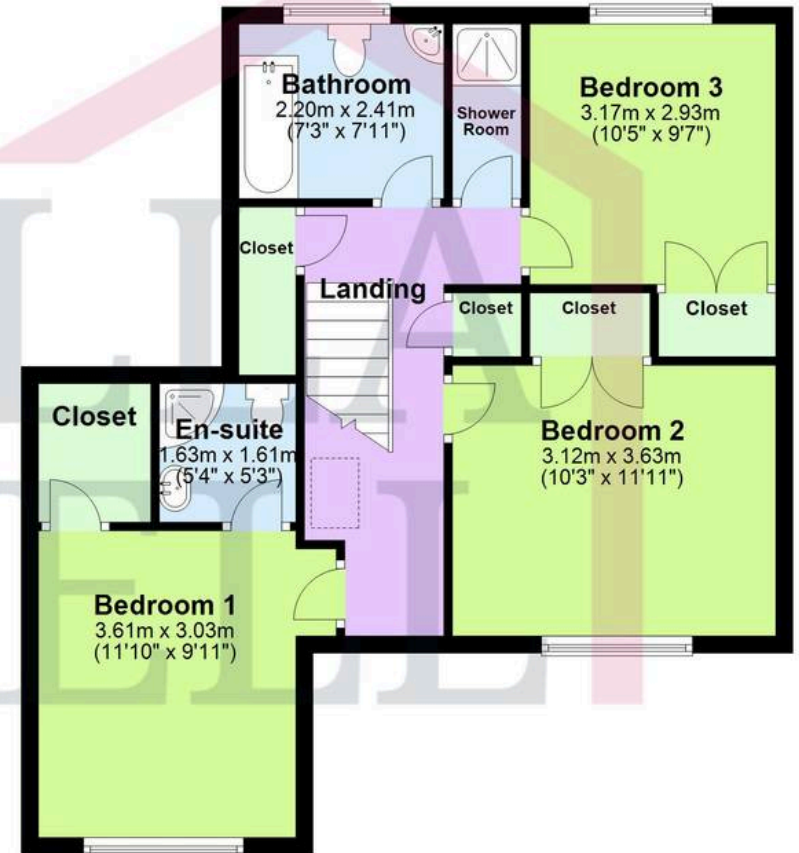




Ground Floor



First Floor



Total area: approx. 150.4 sq. metres (1619.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.



GARDEN

The property is framed by stunning dry stone walling to the front, with a tree-lined driveway offering ample off-road parking for several vehicles. A gated, paved walkway leads you to the welcoming front porch. The rear garden is truly spectacular, featuring a spacious, well-maintained lawn, a beautifully paved patio area, and vibrant flower and shrub beds. The sculpted lawn, complemented by mature plantings and timber perimeter fencing, creates a private and tranquil outdoor retreat, perfect for relaxation and entertaining.

DRIVEWAY

3 Parking Spaces





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