



BROAD BANK HILL BARN, BRIERCLIFFE, BB10 3RB



MAGNIFICENT UNBLEMISHED THURSDEN VALLEY / REAL LIFE ESCAPE TO THE COUNTRY / IMMACULATE MODERN BARN CONVERSION / TWO ACRES OF LAND INCLUDED / An opportunity to escape well beyond the reaches of nearby Burnley and to this immaculately presented family home which occupies an impressive position with panoramic outlook over the surrounding valley.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



rightmove

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An opportunity to truly escape to the country located well-beyond the reaches of the nearby town of Burnley and boasting a truly magnificent open outlook over the unblemished Thursden Valley countryside. Positioned just off Halifax Road. within a few minutes drive of Briercliffe / Harle Syke village amenities and the towns of Burnley and Colne beyond.

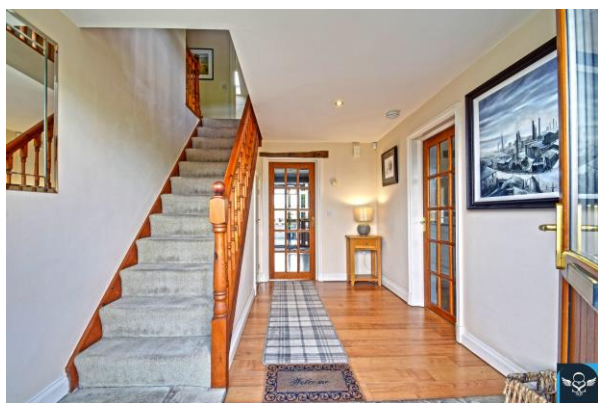
A stone-built barn conversion affording immaculately presented living accommodation which retains the charm and character of the building historically and which will appeal to the growing family. The property benefits from the usual modern comforts already installed with gas central heating and UPVC double glazing throughout. An impressive reception hallway with a glazed entrance in place of the former barn doors, sets the tone of the bright and airy interior, whilst the addition of a garden / sun room to the rear takes in the impressive outlook to the rear. There is a private lawned garden and a driveway with detached garage, whilst two acres of land beyond, currently used for pasture, is a further feature and may interest those of an equestrian background. An early appointment to view is highly recommended.

BRIEFLY COMPRISING:- RECEPTION HALLWAY, TWO RECEPTION ROOMS INCLUDING AN ATTRACTIVE LOUNGE AND SEPARATE STUDY. FABULOUS GARDEN / SUN ROOM, MODERN OPEN PLAN DINING KITCHEN, REAR PORCH, TWO PIECE CLOAKROOM, FOUR DOUBLE-SIZED BEDROOMS, MODERN ENSUITE AND HOUSE BATHROOM, PRIVATE GATED DRIVEWAY PROVIDING OFF-ROAD PARKING TO A DETACHED GARAGE, PRIVATE LAWNED GARDEN TO THE REAR. TWO ACRES OF ADDITIONAL LAND CURRENTLY USED FOR PASTURE.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed centre panels, double glazed windows to the side and over, opening into:-



Reception Hallway

13'04" x 9'01" Stairs with wood spindle balustrade and polished wood handrail, ascending to the first floor level, understairs storage cupboard, inset spot lighting to ceiling, exposed stone walling, stone flagged entrance and wood floor area with underfloor heating. Square pane glazed panelled doors leading from hallway and opening into:-



Reception Room One

15'03" x 22'03" narrowing to 11'04" Feature stone built fireplace with stone arched lintel and cast-iron multi-fuel stove set onto a stone flagged hearth, inset spot lighting to ceiling, wood floor area with underfloor heating. UPVC framed double glazed window to the rear elevation with deep sill and exposed timber lintel over. UPVC door with double glazed centre panels, double glazed windows to either side and over opening into:-





Fabulous Garden / Sun Room

11'03" x 10'04" Boasting a truly panoramic aspect to the rear with UPVC framed double glazed windows and glazed roof lantern.



Reception Room Two / Study

7'05" x 12'04" UPVC framed double glazed window to the side elevation, comprehensive range of fitted cupboards and bookshelves extending to provide desk unit, inset spot lighting to ceiling, wood floor area.



Kitchen

13'0" x 13'11" Inset 1 ½ bowl stainless steel sink unit with cupboards under, comprehensive range of modern wall, base, tall and glazed display cupboards, co-ordinating granite worktops and part-tiled walls with concealed illumination, space for range-style cooker with stainless steel chimney-style extractor canopy over, integrated microwave, washing machine and fridge freezer, inbuilt wine rack, attractive centre-island with gloss-fronted base and drawer units, co-ordinating granite worktops and polished wood breakfast bar, Karndean-style floor area, inset spot lighting to ceiling, door leading to rear porch. UPVC framed double glazed window to the rear elevation and large opening through into:-





Dining Room

11'04" x 14'02" UPVC framed double glazed window to the front elevation with deep sill, inset spot lighting to ceiling, Karndean-style floor area, square-pane glazed panelled door returning to reception hallway.

Rear Entrance Porch

3'07" x 6'05" Inbuilt storage cupboard housing gas fired central heating boiler. UPVC rear entrance door with double glazed centre panel. Gloss-panelled door to:-

Two Piece Cloakroom

2'11" x 6'05" Modern two-piece white suite incorporating low-level WC with concealed cistern and wash basin set into vanity-style unit with tiled splashback, Karndean style floor area, heated towel rail, inset spot lighting to ceiling. UPVC framed frosted double glazed window to the rear elevation.



First Floor Landing

16'02" x 9'02" Return wood spindle balustrade with polished wood handrail. UPVC framed double glazed window to the front elevation with timber lintel over and exposed stonework, inset spot lighting to ceiling, loft access point, inbuilt storage cupboard.

Master Bedroom

16'0" x 14'0" Comprehensive range of fitted wardrobes with glazed doors to centre, matching dressing table and bedside cabinets, inset spot lighting to ceiling, loft access point. UPVC framed double glazed window to the rear elevation. Gloss-panelled door to:-



Ensuite Shower Room

9'04" x 5'0" Three piece modern white suite incorporating low-level WC, cantilever wash basin and step in shower tray with chrome mixer shower fittings and glazed door over, tiled walls, inset spot lighting to ceiling with extractor, chrome heated towel rail. Sealed unit double glazed Velux-style window.





Bedroom Two

8'06" x 14'0" UPVC framed double glazed window to the front elevation, fitted wardrobes, inset spot lighting to ceiling.



Bedroom Three

10'01" x 12'04" Range of modern fitted wardrobes, inset spot lighting to ceiling. UPVC framed double glazed window to the side elevation.



Bedroom Four

12'06" x 8'06" Inbuilt wardrobe, inset spot lighting to ceiling. UPVC framed double glazed window to the side elevation.

House Bathroom

9'03" x 8'0" Four piece suite incorporating low-level WC, wash basin set into vanity-style unit, panelled corner bath and step in glazed corner shower cubicle with chrome mixer shower fittings over, fully tiled walls, laminate wood floor, inset spot lighting to ceiling with extractor, chrome heated towel rail. Sealed unit double glazed Velux-style window.



Outside

Dry stone walling to the perimeter and remote operated wrought iron gates bearing the name Broadbank Hill Barn opening onto a private tarmac driveway providing off-road parking to a detached stone-built garage [15'10" x 15'10"] having remote control up-and-over door, power and lighting installed.

Private Lawned garden to the rear with paved patio area and dry stone walling abutting approximately two acres of land currently used for pasture.







FOUR BEDROOM BARN CONVERSION

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure : Freehold

Energy Performance Certificate Rating : C

Council Tax Band : F

Approximate Square Footage : 159 SqM / 1,711 SqFt

Services :

Mains supplies of water and electricity. Gas supplied from propane tank in the grounds of the rear garden. Sewerage is to a septic tank in the field below the property, owned by our vendors and shared with the property attached.

Viewing :

By appointment with our Burnley office.

