



# MOORFELL BARN, HURSTWOOD, BB10 3LQ

[LEGAL FEES PAID]



**DESIRABLE RURAL HURSTWOOD / NESTLED BESIDE WOODLAND & RESERVOIR / EXCLUSIVE & SYMPATHETIC BARN CONVERSION** / Escaping beyond the reaches of urban sprawl, within this most picturesque of hamlets steeped in local history. An extensively and sympathetically converted former barn to the 17<sup>th</sup> century farmhouse nearby, where charm and character are keynotes throughout impressive open reception spaces and three bedrooms. Private car parking within the walled courtyard and a good-sized level lawned garden are further features.



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Occupying this most desirable rural setting, escaping beyond the outer reaches of urban sprawl within this most picturesque of hamlets. Located beneath Hurstwood Reservoir, and nestled beside dense Pine woodland the name Hurstwood is probably taken from the old-English word 'Hyrst', thought to mean a wooded prominence. Hurstwood itself is steeped in local history, with many of the properties dating back as far as 1579, in the case of Hurstwood Hall; and with those such as the Elizabethan poet Edmund Spenser believed to have had family here. The quiet, tranquil location is still accessed only via Hurstwood Lane, and boasts the most stunning varied landscape immediately on the doorstep, whilst being within approximately ten minutes' drive from all the amenities of Burnley town centre.

Enclosed within an exclusive courtyard and forming part of the barn to the 17th century Grade II listed farmhouse nearby, this highly desirable barn conversion has been both extensively and sympathetically converted, as part of a considerable development programme. Internally the property oozes charm and character, with a warm and welcoming atmosphere created not least by exposed stonework, timber floors and exposed timber beams to ceilings. Modern gas central heating has not intruded into bright reception spaces and bedrooms, instead installed under the floor at both ground and first floor level, whilst sealed unit double glazing complements deep stone sills and exposed timber lintels over openings. The impressive reception space has to be seen to be appreciated, with double opening glazed doors to an attractive breakfast kitchen opens into a good-sized lawned garden to the rear. There are three double-sized bedrooms to the first floor, an ensuite to the master and a luxury house bathroom. The private courtyard to the development is accessed via a private lane and enclosed by dry stone walling with allocated car-parking, whilst at the rear is a level private garden laid to lawn with paced patio area. An early viewing is highly recommended.

**BRIEFLY COMPRISING:- OPEN COURTYARD, ENTRANCE HALLWAY, IMPRESSIVE OPEN-PLAN RECEPTION ROOM, BREAKFAST KITCHEN OPENING INTO THE REAR GARDEN, UTILITY ROOM AND TWO-PIECE CLOAKROOM, THREE BEDROOMS, ENSUITE TO MASTER, HOUSE BATHROOM, ALLOCATED CAR PARKING, ENCLOSED REAR GARDEN WITH PAVED PATIO & LAWN.**

## The Accommodation Afforded is as follows:-

### Open Courtyard

**8'07" x 10'11"** Wall light point. Solid wood panelled door with square-pane glazed panels to centre and opening into:-



### Entrance Hallway

**10'01" x 9'11"** Stairs with wrought iron balustrade and polished wood handrail ascending to the first floor level, stone flagged floor area, wall light points, exposed timber beams to ceiling with sealed unit double glazed Velux, window, display niche with exposed timber lintel over, inbuilt storage / meter cupboard. Sealed unit double glazed square-pane window to the front with deep stone sill. Oak-panelled door opening through into:-

### Impressive Open Plan Reception Room

**21'09" x 21'08"** Feature fireplace with brick inlay and cast iron gas stove set onto stone flagged hearth, exposed timber lintel over, inset spot lighting to ceiling, exposed stone walling. Attractive Oak wood floor extending into further snug, inset display niche and wall light points. Sealed unit double glazed windows with upper square leaded lights and affording an elevated outlook over the entrance courtyard and communal development to the front. Double opening square pane glazed panelled doors with glazed panels to either side and opening through into:-







### Breakfast Kitchen

**15'0" x 18'02"** Twin Belfast-style sink unit with cupboards under. Comprehensive range of modern Oak-wood fronted wall, base, tall and glazed display cupboards, matching centre island with inset Neff double oven / grill and five ring gas hob, granite and timber worktops space for American-style fridge freezer, integrated wine rack, exposed timber beams to ceiling with extractor and two sealed unit double glazed Velux-style windows, seating area with TV point, tiled floor area. UPVC framed double glazed window with deep sill and exposed timber lintel over, UPVC framed double glazed French-style doors with exposed timber lintel over and opening into the rear garden. Oak-panelled door to:-

### Utility Room

**8'04" x 3'04"** Plumbing for washing machine and space for condenser dryer, fitted worktop, tiled floor area, loft access point. Access to:-

### Two Piece Cloakroom

**5'02" x 3'03"** Two piece white suite incorporating low-level WC and wash basin set into modern vanity-style unit. Wall mounted Baxi gas combination boiler, extractor, tiled floor area.



### First Floor Landing

Exposed timber beam to ceiling with inset spot lighting, loft access point. Oak panelled doors leading from landing and opening into:-





### Master Bedroom

**19'09" x 10'02"** Maximum. Sealed unit double glazed Velux-style window, inbuilt wardrobes / storage cupboard. Door opening into:-



### Ensuite Shower Room

**3'10" x 10'02"** Three piece modern white suite incorporating low-level WC, wash basin set into modern vanity-style unit and step in shower tray with chrome mixer rain shower fittings, tiled area and sliding glazed screen over, chrome heated towel rail, half-tiled walls to dado height, extractor, tiled floor area.

### Bedroom Two

**9'01" x 13'01"** Exposed timber beams to ceiling. Sealed unit double glazed Velux-style window.



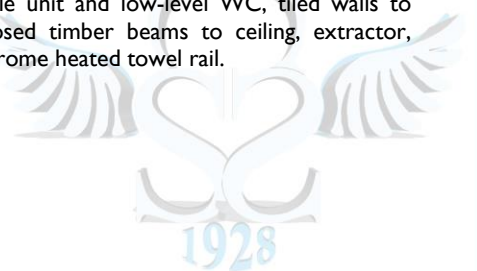
### Bedroom Three

**12'09" x 12'0"** Exposed timber beams to ceiling. Sealed unit double glazed Velux-style window and glazed window with outlook over the courtyard to the front.



### House Bathroom

**6'03" x 9'04"** Three piece modern white suite incorporating deep sunken tiled panelled bath, wash basin set into vanity-style unit and low-level WC, tiled walls to dado height, exposed timber beams to ceiling, extractor, tiled floor area, chrome heated towel rail.







## Outside

Communal courtyard area to the front with dry stone walling, allocated car parking to the front and private paved courtyard area. Good-sized rear garden laid mainly to lawn with flower / shrub borders and stone flagged patio area, screened for privacy by mature hedges and timber fencing to the perimeter.





#### THREE BEDROOM BARN CONVERSION

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 : D**

**Council Tax Band : F**

**Approximate Square Footage : 1,829 SqFt / 170 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

By appointment with our Burnley office.

