



## BARCROFT BARN, CLIVIGER, BB10 4SL



**IDYLIC RURAL SETTING / STUNNING CLIVIGER VALLEY / HIGH PROFILE, EXCLUSIVE DEVELOPMENT / UNIQUE RESIDENCE BRIMMING WITH CHARACTER** / Retreat from modern-day life and into the tranquillity of this most idyllic rural setting. An opportunity to acquire one of four exclusive properties within the former barn to Barcroft Hall, affording accommodation which is brimming with character, yet boasts the usual modern-day comforts installed.



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The Property  
Ombudsman



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Retreat from the hustle of modern-day life and into the tranquillity of this most idyllic setting, nestling amidst the picturesque landscape of the Cliviger valley. Located within this exclusive development at the head of a private driveway, just-off Park Road, enveloped within rural countryside and on the fringe of Towneley Parkland. Well placed within a few minutes' drive of all the amenities of Burnley town centre and access to the surrounding area.

An opportunity to acquire this Grade II listed barn conversion, one of four exclusive properties, and part of the high profile development of Barcroft Hall and its associated buildings. The highly desirable Phase II of the development turned attention to the regeneration of the estate barns into four magnificent properties, providing buyers with a rare opportunity to acquire a unique residence within the grounds of the manor house. Enjoying the same incredible attention to detail and affording accommodation which is brimming with character, which will appeal to growing families and couples alike. Internally exposed timbers and stone walling go hand-in-hand with all the comforts of modern-day living including underfloor heating provided by a modern gas boiler and sealed unit double glazing. There is a double-width open garage to the property with useful utility / store, whilst an enviable sized private lawned garden with paved patio area abuts open countryside over a dry-stone wall. An early appointment to view is highly recommended.

**BRIEFLY COMPRISING:-** RECEPTION HALLWAY, TWO PIECE CLOAKROOM, ATTRACTIVE LOUNGE WITH OVERLOOKING A GLAZED ATRIUM TO THE FRONT, SEPARATE STUDY, IMPRESSIVE MODERN BREAKFAST KITCHEN, PRIVATE DINING ROOM, THREE DOUBLE-SIZED BEDROOMS TO THE FIRST FLOOR, ENSUITE AND WALK-IN WARDROBE TO MASTER AND HOUSE BATHROOM, FURTHER FOURTH BEDROOM TO THE SECOND FLOOR, COMMUNAL GARDENS ENVELOP THE DEVELOPMENT, OPEN GARAGE WITH TWO PARKING SPACES, USEFUL UTILITY / STORE, PRIVATE LAWNED GARDEN ABUTTING COUNTRYSIDE.

## The Accommodation Afforded is as follows:-

### Solid Wood Entrance Door

Having sealed unit double glazed centre panel and opening into:-



### Entrance Hallway

**4'05" x 10'03"** Stairs with Oak treads ascending to the first floor level, stone flagged floor, exposed stone walling, inset spot lighting to ceiling. Oak panelled doors leading from hallway and access to:-

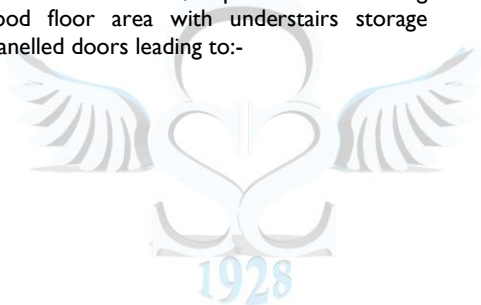
### Two-Piece Cloakroom

**5'09" x 3'0"** Two-piece white Villeroy & Boch suite incorporating cantilever wash basin and low-level WC, part-tiled walls and floor, chrome heated towel rail, extractor.



### Reception Room One

**19'06" x 13'09"** Sealed unit double glazed windows forming the glazed atrium to the front elevation, exposed stone walling, inset spot lighting to ceiling, inbuilt understairs storage cupboard with illumination, exposed timber ceiling beams, Oak wood floor area with understairs storage cupboard. Oak panelled doors leading to:-





### Study

**4'09" x 8'0"** Inbuilt storage cupboards, Oak wood floor with underfloor heating, inset spot lighting to ceiling.



### Breakfast Kitchen

**15'07" x 14'11"** Inset 1 ½ bowl stainless steel sink unit with Quooker tap and cupboards under, comprehensive range of wall, base and tall units incorporating Neff oven / grill, combination microwave oven and five ring gas hob with chimney extractor canopy over, co-ordinating granite worktops extending to provide breakfast bar with centre island, concealed illumination, plumbing for dishwasher, space for tall fridge freezer, exposed timber ceiling beams with inset spot lighting, tiled floor area with underfloor heating, stable-style rear entrance door with sealed unit double glazed centre panel, steps with Oak balustrade and Oak treads returning to reception room. Steps ascending to:-

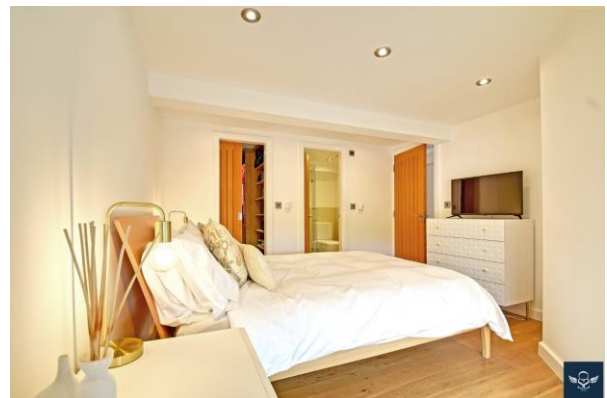


### Reception Room Two

**11'03" x 7'11"** Oak wood floor area with underfloor heating and overlooking the breakfast kitchen.

### First Floor Landing

Inset spot lighting to ceiling, Oak wood floor area, exposed timber ceiling beams. Oak panelled doors leading from the landing and opening into:-



### Master Bedroom

**12'09" x 10'09"** Sealed unit double glazed window to the front elevation, Oak wood floor area with underfloor heating, inset spot lighting to ceiling. Oak panelled doors leading into:-

### Ensuite Shower Room

**6'01" x 5'02"** Three piece white Villeroy and Boch suite incorporating cantilever wash basin, low-level WC and step in corner glazed shower cubicle with high-end chrome mixer rain-shower fittings and tiled area over, part-tiled walls and floor, chrome heated towel rail, inset spot lighting to ceiling with extractor.

### Walk-in Wardrobe

**5'04" x 5'0"** Comprehensive range of wardrobe hanging space and storage shelving, inset spot lighting to ceiling, Oak wood floor area.



### Bedroom Two

**12'03" x 8'0"** Exposed stone wall, inset spot lighting to ceiling, Oak wood floor area with underfloor heating. Sealed unit double glazed window.



### Bedroom Three

**11'03" x 14'10"** Exposed timber ceiling beams, Oak wood floor area with underfloor heating. Two sealed unit double glazed Velux-style windows to the rear elevation, access to eaves storage areas.



### Four Piece Bathroom

**10'02" x 6'07"** Four piece luxury white suite incorporating rolled-top free standing bath, pedestal Villeroy and Boch wash basin, cantilever WC with concealed cistern and step in corner glazed shower cubicle with high-end chrome mixer shower fittings, tiled area and glazed screen over, part-tiled walls and floor area, chrome heated towel, inset spot lighting to ceiling with natural light tunnel, exposed timber ceiling beam.



### Inner Hallway

**12'03" x 6'03"** Stairs with spindle balustrade and Oak wood tread ascending to the second floor level, exposed stone walling. Sealed unit double glazed window with stone sill to the front elevation.



## **Second Floor Level**



## **Bedroom Four**

**17'04" x 20'10"** Feature exposed timber ceiling beams, Oak wood floor area with underfloor heating, access to eaves storage areas, return spindle balustrade. Sealed unit double glazed windows to atrium and two sealed unit double glazed Velux-style windows to the front elevation.



## **Outside**

Communal lawned gardens envelop the property with private tarmac driveway leading to a stone-built double sized garage / car port [14'04" x 17'04"] and useful utility / store [4'01" x 17'02"] with power and lighting installed, plumbing for washing machine. Private garden beyond to the rear with wrought iron gate and stone steps ascending into a neat level lawn with paved patio areas and dry stone walling to the perimeter.





**Tenure : Leasehold**

**Energy Performance Certificate Rating : TBC**

**Council Tax Band : E**

**Approximate Square Footage : 1,823 SqFt / 170 SqM**

**Services :**

Mains supplies of gas, water and electricity.

**Viewing :**

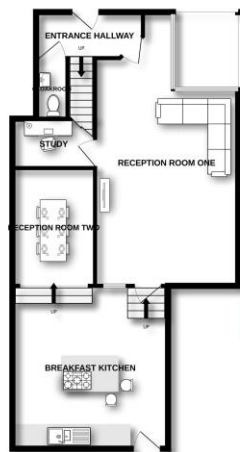
By appointment with our Burnley office.

**Further information supplied by our vendor:-**

- I. A monthly service charge is payable of £30.



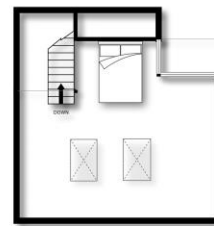
GROUND FLOOR  
775 sq. ft. (72.0 sq.m.) approx.



FIRST FLOOR  
674 sq. ft. (62.6 sq.m.) approx.



SECOND FLOOR  
374 sq. ft. (34.6 sq.m.) approx.



#### FOUR BEDROOM BARN CONVERSION

TOTAL FLOOR AREA: 1823 sq. ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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