



2 MOORFELL BARN, HURSTWOOD, BB10 3LQ

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

STARTING BID £400,000



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 17th 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.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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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.



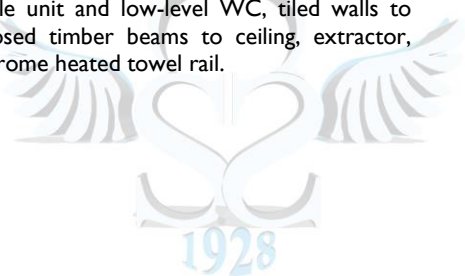
Bedroom Three

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 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 : 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.



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

