

# Noddle Hill Barn, Sawley BB7 4LQ

Beautiful stonebuilt barn conversion

£730,000



- 5 bedrooms, 2 with en-suites
- Convenient countryside location
- Flexible internal accommodation across 3 floors
- Large driveway and double garage
- Open-plan lounge & dining area
- Kitchen with island unit, study
- Well maintained private gardens
- 247 m<sup>2</sup> (2,660 sq ft) approx.



# NODDLE HILL BARN SAWLEY

A stunning stonebuilt barn conversion which offers spacious family accommodation with large garden, ample parking and is set in the beautiful location within a cluster of houses just outside Sawley Village which offers great convenient access to the A59, Clitheroe and is around 10 minutes walk down the hill into the village. The house has accommodation set across three floors with the ground floor having an entrance hallway with stone flag floor, cloakroom and study, there is a large open-plan lounge and dining area with feature fireplace with log burner and glazed arch with French doors opening onto the garden. The kitchen is fully fitted with a range of appliances and central island unit. On the first floor there are two large bedrooms both with dressing areas and en-suite shower room, the second bedroom is currently used as a lovely first floor lounge. On the top floor there are three double bedrooms and house bathroom. The property has superb features throughout with exposed stonework and beams, the feature glazed barn arch, oak doors, stone flag floors and pitched ceiling with exposed roof timbers. The property has under-floor heating on the ground floor and radiators on the first and second floor. Externally there are good-sized south-west facing gardens with large lawn, sweeping drive and detached double garage.

**LOCATION:** Travelling along the A59 from Chatburn towards Sawley continue straight on along the A59 passing the turn to Sawley on the left, continue up the hill along Sawley Brow and halfway up turn right into the private road. Follow this road round to the left bend, pass the first house on the right and take the second driveway on the right into Noddle Hill Barn.

**ACCOMMODATION:** (imperial dimensions in brackets: all sizes are approximate):-

**HALLWAY:** With half- glazed PVC front door, recessed spotlighting, feature exposed stone wall, corner staircase off to first floor and stone flagged floor.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c. vanity wash handbasin with chrome mixer tap and storage under, part-tiled walls, extractor fan, feature stone windowsill and stone flagged floor.



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**STUDY:** 3.5m x 2.4m (11'4" x 7'9"); with exposed beams, built-in shelving, recess spotlighting and hardwood flooring.

**LARGE OPEN PLAN LOUNGE AND DINING AREA:** 10.1m x 4.1m opening to 4.9m (33'5" x 13'6" opening to 16'1");

**Lounge area** with feature fireplace housing cast iron log burning stove with stone mantle and stone flagged hearth, French doors opening onto patio area with outlooks across the garden, television point, polished engineered walnut hardwood flooring and recess spotlighting.

**Dining area** with polished engineered walnut hardwood flooring, recess spotlighting, exposed beams and feature stonework.

**DINING KITCHEN:** 5.4m x 4.1m (17'10" x 13'6"); with a fitted range of cream shaker style wall and base units with dark granite work surface, single drainer stainless steel sink unit with mixer tap, integrated Siemens electric oven, microwave combination oven, 4-ring ceramic hob with Siemens stainless steel extractor canopy over, two integrated fridge freezers, integrated dishwasher and washing machine, central island unit with breakfast bar, stone flagged floor, storage cupboard housing floor-mounted Worcester oil central heating boiler and PVC glazed French doors leading to garden.

**FIRST FLOOR:**

**FEATURE LANDING:** With corner staircase off to second floor, spindles and balustrade, recess spotlighting and window to front elevation.



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BEDROOM ONE: 5.4m x 3.4m (17'8" x 11'); with feature exposed beams, recess spotlighting and television point,

DRESSING ROOM: With fitted hanging and shelving.

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c. with push button flush, corner shower enclosure with fitted thermostatic shower, vanity wash handbasin with chrome mixer tap and storage cupboards under and over with vanity mirror and spotlighting, Velux window, part-tiled walls and tiled floor.

BEDROOM TWO: 4.8m x 4.0m (15'9" x 13'); this room is currently used as a first floor lounge and has a feature glazed archway with outlooks across the garden and French doors with Juliet balcony, television point, large walk-in storage cupboard plus walk-in dressing area.

EN-SUITE: a recently installed modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, corner shower enclosure with fitted thermostatic shower, part-tiled walls and tiled floor, recess spotlighting, chrome heated ladder style towel rail and Velux window.

#### SECOND FLOOR:

FEATURE GALLERIED LANDING: With spindles and balustrade, Velux window and storage cupboard.

BEDROOM THREE: 4.0m x 3.8m (12'11" x 12'8"); with Velux window and exposed beam.

BEDROOM FOUR: 3.8m x 3.3m (12'4" x 10'9"); with Velux window and exposed beam.

BEDROOM FIVE: 3.2m x 4.9m (10'9" x 16'1"); with exposed beams, recess spotlighting, Velux window and storage cupboard.

HOUSE BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, shower bath with matching curved glass screen and thermostatic shower over, tiled floor part-tiled walls, Velux window and chrome heated ladder style towel rail.

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**OUTSIDE:** The property has gated access leading to large tarmac driveway providing ample parking and turning which leads to a DETACHED DOUBLE GARAGE 5.8m x 5.6m (18'11" x 18'6"); with remote controlled electrically operated up-and-over door, personal door to side, power, light and water. There are large, landscaped garden areas, mainly laid to lawn with planting borders. Adjacent to the house is a large Indian stone patio area which features an ornamental pond with fountain and waterfall which is West-facing and attracts the afternoon and evening sun, there are well-stocked flowerbeds. At the far end of the garden on the other side of the driveway is a lawn with planting borders, mature shrubs and trees and adjoins an open field.

**TENURE:** The property is freehold.

**SERVICES:** Mains, water and electric are connected, drainage is via shared septic tank and gas is not available in this location.

**BROADBAND:** The property also benefits from B4RN's gigabit full fibre broadband.

**HEATING:** Oil fired central heating system with underfloor heating on the ground floor and radiators on the first and second floor, complemented by sealed unit double glazing.

**COUNCIL TAX BAND G.**      **EPC:** The energy efficiency rating for this property is C.



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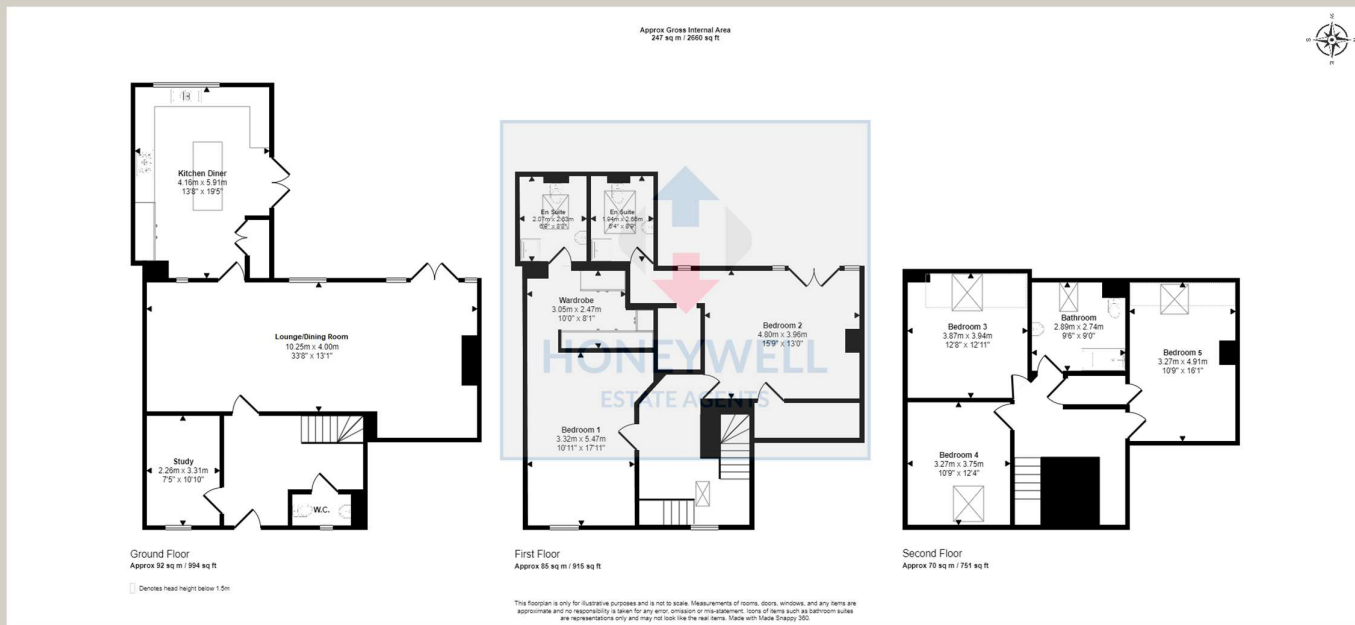


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