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4 Moorhouse Barn, Balderstone

Stunning converted stone barn
£645,000



- Corner plot adjoining open fields
- 4 bedrooms (1 en-suite) & study
- Living room with multi-fuel burner
- Many restored original features
- Beautiful open-plan dining kitchen
- Presented to a high standard
- Underfloor heating, UPVC DG
- 170 m2 (1,831 sq ft) approx.

Clitheroe

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Barrowford

Tel 01282 698200

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4 Moorhouse Barn Balderstone

Hidden away in a little known but convenient location, just off Woods Brow in Balderstone, at the end of a row of converted properties, this stunning conversion enjoys a corner plot with large surrounding gardens adjoining open countryside to three sides and envious views. The property has ample parking and a gravelled turning circle to the front, an area with raised beds and a greenhouse, along with a separate patio, children's play area, large timber summer house and pizza oven.

The accommodation incorporates an attractive mixture of modern fittings and restored original features with vaulted ceilings, exposed beams and open stone walls throughout, all benefitting from full underfloor heating. A feature full glass entrance leads to an impressive hallway with balcony landing, cloakroom, study, large living room with multi-fuel burner, stunning modern fitted kitchen and useful utility room. The first floor landing enjoys an exposed stone archway and the master bedroom has a superb king post truss and vaulted ceiling while benefitting from an en-suite shower room. Three further bedrooms and a house bathroom complete the accommodation.

LOCATION: Leave Clitheroe on the A59 and head in the direction of Preston. Pass over the large roundabout at Langho and continue on the A59 through the traffic lights at Ribchester Road. Follow this road past the turn off for Osbaldeston on the right and then past the roundabout for Mellor Brook on the left. Pass British Aerospace on the left hand side and before the Bluebird Inn turn right onto Woods Brow. Turn first left onto a smaller private road and follow this road through the gates at the end to number 4 Moorhouse Barn.

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

ENTRANCE: With full glass arch leading to:

HALLWAY: With open vaulted ceiling, balcony landing, break staircase to the first floor landing, stone floors and low voltage lighting.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c., pedestal wash-hand basin and built-in shelving.



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STUDY: 2.0m x 2.8m (6'8" x 9'2"); with telephone point.

LIVING ROOM: 3.9m x 5.7m (12'8" x 18'9"); with a multi-fuel burner set in a feature surround with stone hearth, exposed beams, two wall light points, television point and telephone point.

DINING KITCHEN: 7.1m x 3.9m (23'4" x 12'8"); with a stunning modern fitted kitchen with a range of contemporary fitted base and matching wall cupboards in cream with contrasting work surfaces with handleless soft close drawers and cupboards, A variety of built-in appliances including an oil fired Rayburn, electric oven, combination microwave, warming drawer, dishwasher, one-and-a-half bowl sink unit with boiling water tap, 4-ring electric hob with extractor over, low voltage lighting, stone floors, television point and UPVC patio door to the rear of the property.

UTILITY ROOM: 3.8m x 2.0m (12'4" x 6'8"); with a range of wall storage cupboards, plumbed and drained for an automatic washing machine, stone floors, low voltage lighting and hot water cylinder.

FIRST FLOOR:

BALCONY LANDING: With exposed stone wall, exposed beams, feature archway, boarded wooden flooring, vaulted ceilings, low voltage lighting, two wall light points and attic access point.

MASTER BEDROOM: 3.6m x 4.7m (11'9" x 15'4"); with a king post truss, vaulted ceiling, four wall light points and television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail, wooden floors and vaulted ceiling with exposed beams.

BEDROOM TWO: 3.8m x 2.9m (12'4" x 9'7"); with vaulted ceiling, exposed beams and television point.



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BEDROOM THREE: 3.8m x 2.8m (12'5" x 9'3"); with vaulted ceiling, exposed beams and television point.

BEDROOM FOUR: 3.3m x 1.9m (10'11" x 6'3"); with feature barn window, vaulted ceiling, exposed beams, skylight and exposed stone arch.

HOUSE BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over and vanity screen, heated stainless steel towel rail, low voltage lighting, wooden floors, built-in storage cupboard and shelving.

OUTSIDE: A tarmac driveway leads to a gated entrance and a pebbled parking/turning area providing off-road car parking for approximately six cars. The majority of the surrounding gardens are laid to lawn with a separate area with raised beds and a greenhouse along with fruit trees. Stone pathways lead around to a Indian stone flagged patio area with a children's play area, timber summer house and pizza oven. To the rear of the property is a smaller area with paved patio and lawn. All the surrounding gardens enjoy excellent unobstructed views of the surrounding countryside.

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SERVICES: Mains water and electric are connected. The central heating is oil fired. Drainage is via a private septic tank.

HEATING: Oil fired central heating system complemented by double glazed windows in UPVC frames throughout.

COUNCIL TAX BAND: F

TENURE: Freehold.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.



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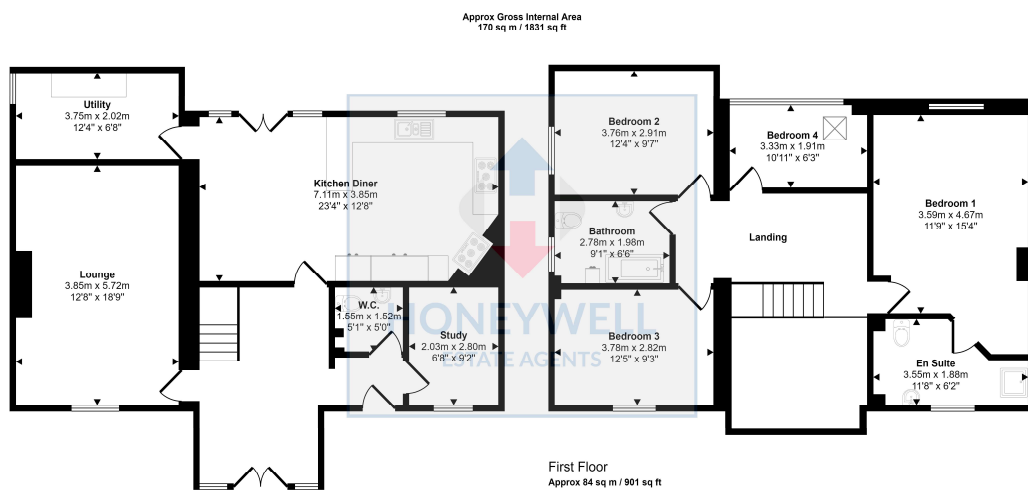
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Ground Floor
Approx 86 sq m / 920 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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