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## East Stone Edge Barn, Blacko

A large stonebuilt detached barn conversion

£695,000



- 5 bedrooms, 3 bathrooms
- Private plot adjoining fields
- 3 reception rooms & conservatory
- Gardens & stunning roof terrace
- Ample parking & large garage
- 304 m2 (3,277 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

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# East Stone Edge Barn Blacko

A large detached stonebuilt barn conversion situated on a private plot which adjoins open fields on three sides with a large cobbled driveway, established gardens and a stunning roof terrace with open views. The house offers spacious (3,500 sq.ft) and versatile accommodation with bedrooms to the ground and first floor, two enjoying en-suite facilities, with the living accommodation and master bedrooms upstairs. There is an imposing entrance hall with double height ceiling and feature galleried landing. The ground floor has a sizeable study, three double bedrooms, one with en-suite, house bathroom and cloakroom. At the rear is a fully fitted utility room with access to the garage. Upstairs off the feature landing is the master bedroom with modern 5-piece en-suite and bedroom five. At the rear is a light and spacious lounge with feature fireplace, dining room, kitchen and lovely conservatory which enjoys impressive rural views leading out to the roof terrace.

The property is situated in a private location on a private road leading to just three houses. East Stone Edge Barn has a large cobbled driveway providing ample parking giving access to a double garage of generous proportion. The plot adjoins fields on three sides and has well-planted mature garden areas with timber outbuildings.

The property is situated off Barnoldswick Road and is only a short drive from Blacko and Barrowford. Blacko benefits from a primary school and the Rising Sun public house, while Barrowford offers a wealth of local amenities including a school, shops, bars, restaurants, park and Booths supermarket. Barrowford offers great access to the M65 motorway, Burnley, Nelson and Colne.

**LOCATION:** Leave Barrowford in the Higherford direction and fork right along Barrowford Road. Proceed straight on for 1 mile and follow the left-hand bend at the junction with Red Lane. Take the first turning on the left into the private road and then turn first right and Stone Edge Barn is at the end.

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

**ENTRANCE PORCHWAY:** With glazed door and windows with feature stained glass arch above and stone floor.

**CLOAKROOM:** Modern 2-piece suite in white comprising a low suite w.c. with push button flush, vanity wash-hand basin sat on wood cabinet with storage under, chrome mixer tap, fully tiled walls, tiled floor, exposed beams, chrome heated towel rail and coat hooks.

**HALLWAY:** Feature double height hallway with corner staircase leading to a galleried landing with spindles and balustrade, feature exposed stone walls, exposed beams and stone floor.



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**STUDY:** 2.8m x 6.3m (9'3" x 20'9"); with coved cornicing, dado rail, picture window with outlooks across the garden and airing cupboard housing hot water cylinder.

**BATHROOM:** 4-piece suite comprising a low suite w.c., vanity wash-hand basin with mixer tap, spa bath with mixer tap and corner shower enclosure with fitted shower, fully tiled walls and tiled floor.

**INNER HALLWAY:** With second staircase off to first floor with understairs storage cupboard.

**BEDROOM TWO:** 3.5m x 3.3m (11'5" x 10'8"); with coved cornicing and recessed spotlighting.

**EN-SUITE SHOWER ROOM:** 3-piece suite with low suite w.c., wall-hung wash-hand basin with chrome taps and fitted shower enclosure with Mira Sport electric shower, tiled walls, tiled floor, recessed spotlighting and extractor.

**BEDROOM THREE:** 4.3m x 3.6m (14'2" x 11'9"); with exposed beam and wall lights.

**BEDROOM FOUR:** 3.2m x 3.4m (10'5" x 11'2"); with exposed beam, wall lights and fitted wardrobe.

**UTILITY ROOM:** 6.2m x 3.3m (20'4" x 10'8"); a large utility room with a fitted range of wall and base units with complementary laminate work surface and splash back, one-and-a-half bowl single drainer sink unit, tiled floor, space for a washing machine, dryer, fridge and freezer, half-glazed door to rear patio and door to integral garage.

**FIRST FLOOR:**

**FEATURE GALLERIED LANDING:** With spindles and balustrade.

**BEDROOM ONE:** 3.2m x 4.9m (10'6" x 16'1"); with windows to front and side elevation offering pleasant outlooks, exposed beams.



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**EN-SUITE SHOWER ROOM:** Modern 5-piece white suite comprising a low suite w.c. with push button flush, bidet, large vanity wash-hand basin with chrome mixer tap, storage under and mirrored bathroom cabinet with LED lighting over, spa bath with central shower tap fitment and large walk-in shower with fitted thermostatic shower with fixed showerhead and separate handheld showerhead. Tiled walls, tiled floor, recessed spotlighting and chrome heated towel radiator.

**BEDROOM FIVE:** 2.8m x 3.8m (9'3" x 12'7"); with windows to front and side elevation, feature exposed stone and beam.

**LOUNGE:** 7.1m x 4.8m (23'2" x 15'9"); spacious lounge with feature stone fireplace housing cast iron log burning stove with feature oak beam mantel, television point and wooden flooring.

**DINING ROOM:** 4.1m x 3.5m (13'6" x 11'6"); with 2 windows, exposed beam and wooden flooring.

**KITCHEN:** 3.2m x 3.5m (10'5" x 11'4"); with a fitted range of wood front wall and base units with complementary laminate work surface and tiled splash back, one-and-a-half bowl sink unit with mixer tap, integrated stainless steel electric fan oven, 4-ring ceramic hob with extractor over, integrated fridge and dishwasher, breakfast bar, exposed beam and Amtico flooring.

**CONSERVATORY:** 3.8m x 3.3m (12'6" x 10'9"); a timber construction with double glazed windows and French doors opening onto roof terrace, feature exposed stonework, laminate flooring and excellent open views.

**OUTSIDE:** The property is approached by a large sweeping cobbled driveway providing ample parking and turning with gravelled areas for parking. There is a **DOUBLE GARAGE** measuring 6.0m x 5.5m (19'8" x 17'11") with up-and-over door, power and light.

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**OUTSIDE CONT'D:** There are garden areas to the front and side with a stone paved patio area with raised beds with mature planting, side lawn with mature hedge and large timber outbuilding. To the rear there is an enclosed stone paved patio area. The plot adjoins open fields on 3 sides. Accessed from the first floor conservatory is a fantastic roof terrace which is stone paved with stone boundary wall with wrought iron railings offering excellent views across open fields.

**SERVICES:** Mains water and electric are connected. Drainage is via a private septic tank.

**HEATING:** LPG central heating system with double glazing.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** G

**EPC:** The energy efficiency rating of the property is E.



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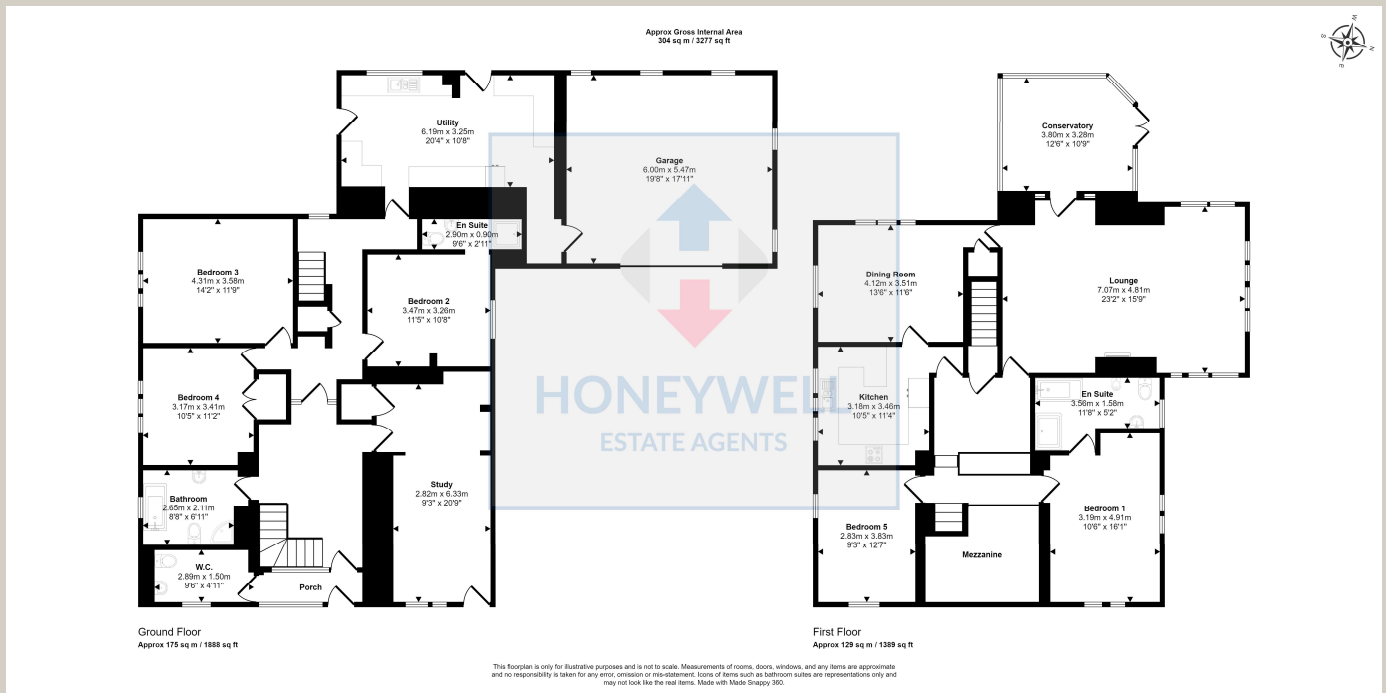
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