



# Kemple Barn

Whalley Road | Pendleton | Clitheroe | BB7 1PP

MSW HEWETSONS





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Guide Price of £1,595,000

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Clitheroe | Lancashire | BB7 1PP

A detached barn conversion located within an exclusive private development in a quiet semi-rural setting, boasting far-reaching views towards Kemple End. This exceptionally convenient location offers privacy and tranquillity, yet is just minutes from Clitheroe town centre and its extensive amenities. The property has been thoughtfully created through the seamless integration of the original barn with two adjoining cottages, resulting in a beautifully presented home finished to an exceptional standard. It features high-quality fixtures throughout, with generously proportioned, well-designed principal accommodation comprising five bedrooms and a versatile annex. Complementing the main residence is a charming two-bedroom attached cottage, ideal for accommodating guests or a dependent relative.

## Construction

Constructed of stonework with pitched tiled roof supported on timber. Double glazing and central heating throughout.

## Accommodation

### Main House Ground Floor

#### Reception Hallway

Double-glazed oak entrance door, stone-flagged flooring.

#### Cloakroom

Containing two-piece suite comprising bracket wash hand basin, and WC. Timber window. Storage cupboard.

#### Snug

Oak-boarded flooring, timber window. Feature painted timber wall panelling. Cast iron log burning stove set on stone hearth with matching back, built-in cupboard.

## Sitting Room

A beautiful light room with a recently added garden room extension giving access via patio doors to rear garden areas. Dressed stone fireplace with "Clearview" cast-iron stove and raised stone hearth and back.

## Dining Room

Access from the inner hallway up three steps. An elegant dining room with timber stone windows to the front elevation and timber French door with side windows to the rear elevation. Three high stand radiators, oak boarded flooring.

## Farmhouse Kitchen Kitchen Area

Full range of high-quality hand-painted fitted base and wall units with matching "Silestone" work surfaces and splashbacks. One-a-half bowl stainless steel sink with mixer tap. Built-in four oven electric "AGA" with feature hand-painted illuminated canopy with tile splashbacks. Complementary hand-painted island unit with "Silestone" work surface. Integrated fridge and "Neff" dishwasher. Oak-boarded flooring.

## Breakfast Area

Oak-boarded flooring, patio doors to side elevation.

## Utility Room

Range of fitted base and wall units with complementary marbled work surfaces, ceramic Belfast sink, stone flagged floor, plumbed for washing machine.

## Boot Room

Stone flagged flooring, rear door and rear window, oak panel double-glazed door to front elevation.

## Ground Floor Annex Study

Timber window to front and rear elevations, oak-boarded flooring, wall-mounted electric radiator.

## Garage

Double twin electrically operated up and over door, timber windows to rear elevation, light, power and water installed.

# Particulars of sale

## Main House First Floor

### Landing

Original timber beams to ceiling, 'Velux' skylight to front elevation.

### Main Bedroom Suite

Large bedroom with original timber beams to ceiling, twin timber stone-mullioned windows to gable elevation with timber panel window seating. Wall-mounted air-conditioning unit. Bedroom Suite leading onto en-suites:

### Ensuite Shower One

Ensuite shower comprising fully tiled and glazed shower cubicle, bracket wash hand basin set on chrome legs, WC. Oak-boarded flooring, chrome towel rail, window to rear elevation, skylight, fitted wardrobes.

### Ensuite Shower Two

Ensuite shower comprising fully tiled and glazed shower, wash and basin on vanity unit, WC, chrome radiator towel rail. Timber window to front elevation.

### Dressing Room

Annexed dressing room with access back to the main landing.

### Bedroom Two

Original timber beamed ceiling, large timber window to rear elevation, high-stand radiator.

### Ensuite

Ensuite shower room containing fully tiled and glazed shower cubicle, bracket wash hand basin, WC, oak-boarded flooring, timber window, two timber windows to front elevation. High-stand radiator towel rail.

### Bedroom Three

Full wall picture window, fitted cupboards, 'Velux' skylight.

### Bedroom Four

Full wall fitted wardrobes, fitted shelving, timber beamed ceiling, timber window to front elevation.

### House Bathroom

Containing three-piece suite comprising bath with glazed shower fitment over, bracket wash hand basin on chromed legs, WC, chrome radiator towel rail, 'Velux' skylight.

### Annex

#### First Floor

Return oak timber staircase.

### Landing

Open landing.

### Bedroom Five

Original timber ceiling, 'Velux' skylight to front elevation, double doors with glass balcony, two double panel radiators.

### Storeroom

Twin 'Velux' skylights to front elevation, double panel radiator.

### Bathroom

Containing four-piece suite, comprising roll top bath, corner shower cubicle, pedestal wash hand basin, WC, double panel radiator, skylight.

### Cottage

#### Ground Floor

#### Side Entrance Hall

Giving independent access if required

### Bedroom One (6 with main house)

Timber window to rear elevation, radiator.

### Bedroom Two (7 with main house)

Timber window, to front elevation, double panel radiator.

### Shower Room

Containing three-piece suite comprising a fully tiled shower, bracket wash hand basin, WC, wall-mounted chrome radiator towel rail, timber window to side elevation.

### Cottage

#### First Floor

### Lounge Room

Timber window to front elevation, double panel radiator, original timber beams.

### Kitchen

Range of quality fitted base and wall units, built-in electric oven and hob, single drainer stainless steel sink unit, timber windows to front elevation, double panel radiator.

### External

#### Entrance

Private gated entrance leading to a parking area for several vehicles.

### Gardens

The main garden areas are set to the side of the property with a large, manicured lawn with surrounding mature hedges and borders with specimen trees and seating area. There are also private lawned and patio gardens to the rear of the property with dining areas and a separate woodland walk-through garden to the riverbank.

## Services

Mains electricity, mains water, mains gas, mains sewerage.

## Tenure

Freehold with the benefit of vacant possession upon completion

## Council Tax

Band H payable to Ribble Valley Borough Council.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

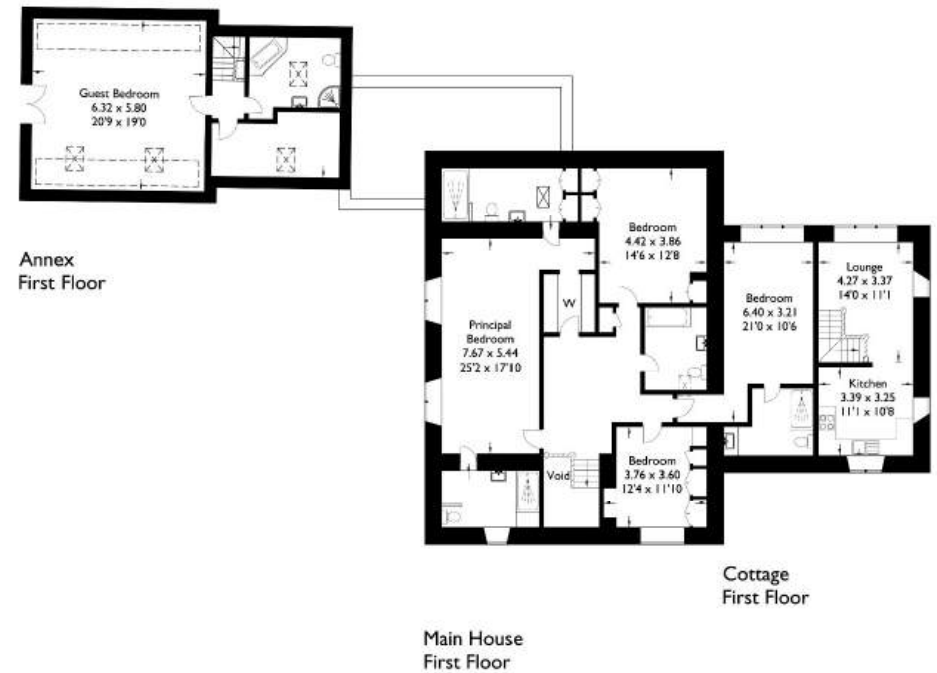
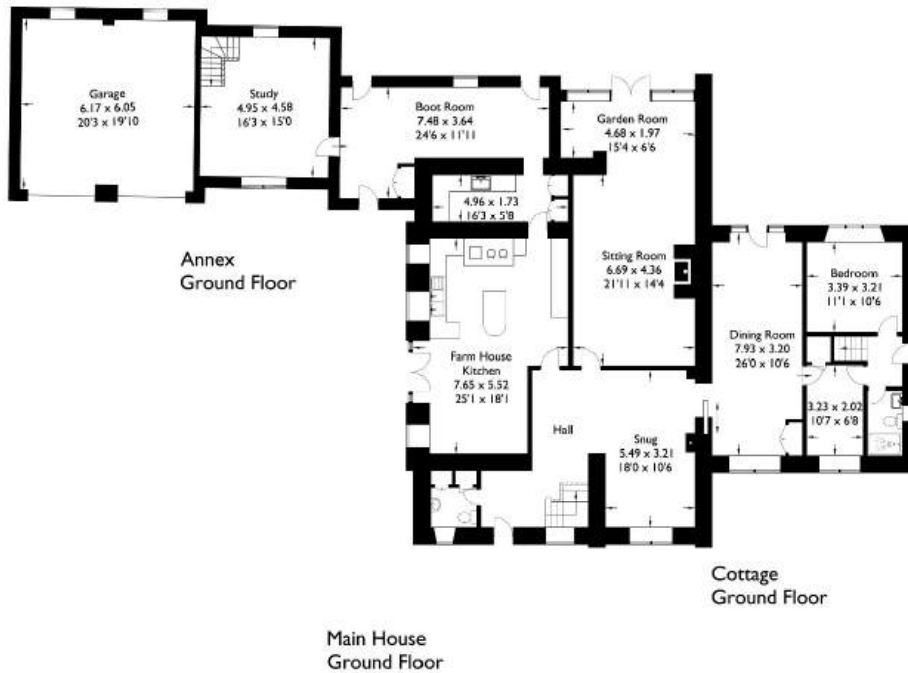
## Kemple Barn

Approximate Gross Internal Area : 413.08 sq m / 4446.35 sq ft

Garage : 37.32 sq m / 401.70 sq ft

Barn : 60.98 sq m / 656.38 sq ft

Total : 511.38 sq m / 5504.44 sq ft



----- Restricted Head Height

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.











