

Pale Farm Barn, Moss Lane, Chipping PR3 2TR
£925,000



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A stylish stone-built detached barn, elegantly converted in the early 2000's into a most desirable family home with many attractive internal features and incorporating quality fixtures and fittings throughout. Pale House Barn is set in stunning grounds with open views towards Pendle Hill and Longridge Fell on the outskirts of the picturesque village of Chipping.

The stunning double-height entrance hallway houses the grand curved staircase and provides access to a formal living room, office and snug. The living room with French double glazed doors onto the rear patio area and a large stone fireplace with multi-burner stove makes for a fantastic room for entertaining and family living. It also includes a decorative, shield door with original date stone reading 1788 forming the original part of the barn.

Beyond the living room, with its tiled floors, is a light and airy hallway leading to the downstairs WC, Dining Room, Kitchen and Utility Room. The newly fitted, bespoke contemporary kitchen boasts all Miele appliances, spray tap, large sun light, white base and eye level units with complementary quartz worktops. The Utility Room is accessed from the kitchen and includes base units with granite worktops, Belfast sink with drainer, cupboard housing the oil fired burner and hard wood double glazed external door to the rear.

To the first floor, welcomed by an open mezzanine landing are four good sized double bedrooms, two en-suites and family bathroom. The master bedroom hosts floor to ceiling fitted wardrobes, beautiful open views and stunning three piece en-suite shower room with tiled floors and walls, vaulted ceiling and exposed original beams. The main family bathroom has undergone recent renovation and boasts tiled floors and walls, free standing bath, vaulted ceiling with exposed original beams and open walk-in rainfall shower.

Externally, the property boasts unrivalled, secure gardens with stunning open views towards Longridge Fell and surrounding countryside views. The gardens enjoys mature flower beds, a large patio area with ample outdoor seating, a separate garden kitchen, greenhouse and timber summerhouse. There is a large block paved driveway which is gated by double gates.

The external outbuildings comprise a detached double garage with electric up and over door and attached workshop/storage building.

Chipping is a traditional village providing a basic range of amenities including a public houses, shops and primary school. Chipping has an annual agricultural show which takes place in August. Boasting wonderful walks & cycle rides to enjoy both around the village and on the fells to the north of the village or over Longridge Fell to the South.

A more comprehensive range of services are available in the market towns of Longridge approximately 5.2 miles & Clitheroe, approximately 9 miles away, including boutique shops, eateries and the city of Preston 13 miles away with a more comprehensive range of shops. The A59 is within 10 miles and provides good road access to Skipton to the east and Preston to the west. The Lake District National Park is around 45 miles away. There is also access to the M6 and M65 motorway networks within approximately 10 miles.

Main Residence: Approximate Gross Internal Area - 3,457sq.ft.

Services

Oil fired central heating, mains electricity, water treatment plant, spring water system, drainage to septic tank.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

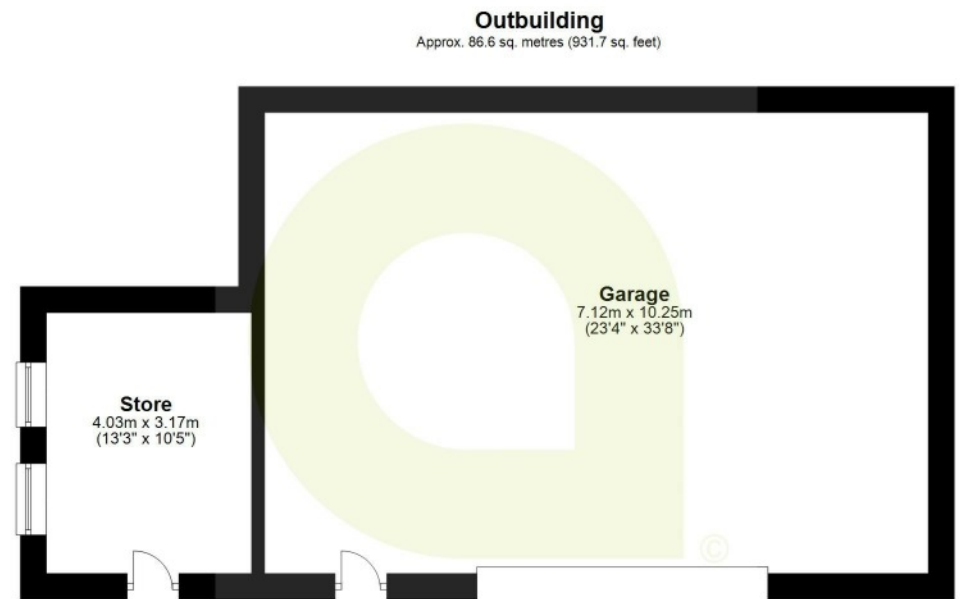
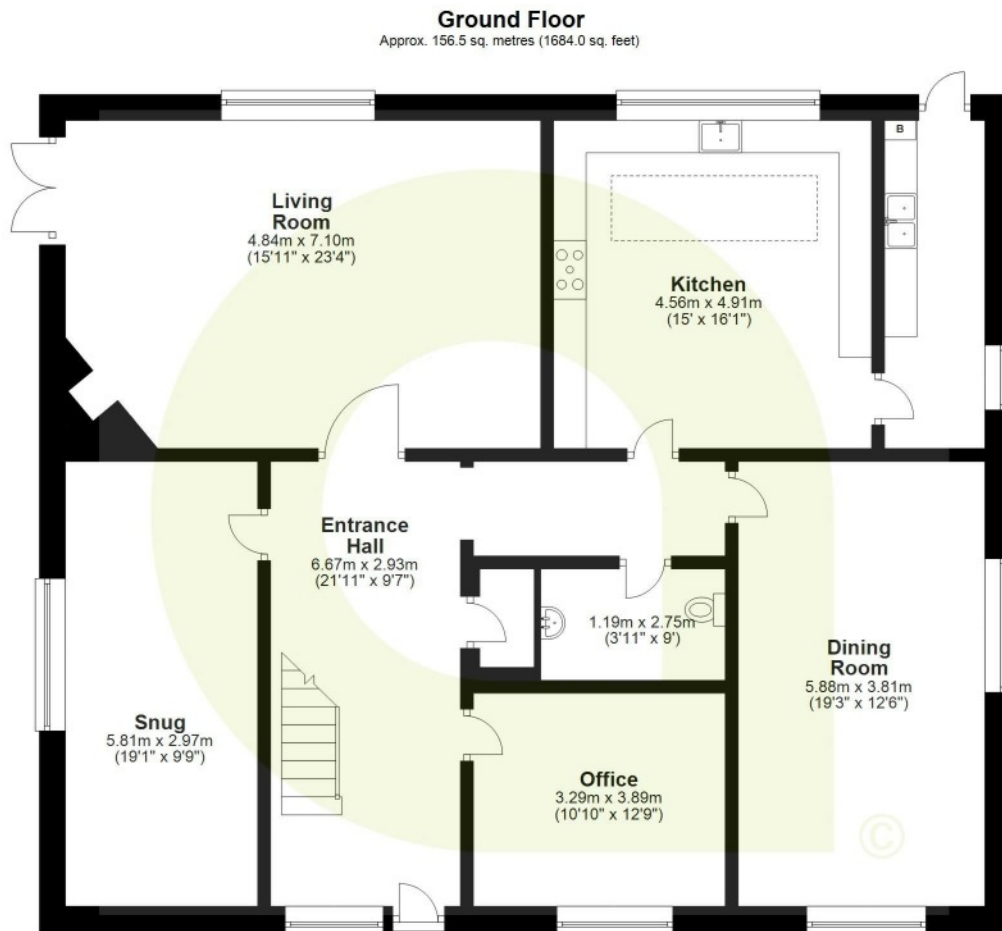
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)



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Total area: approx. 321.2 sq. metres (3457.0 sq. feet)



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