





Steeped in history and charm, this fabulous five-bedroom stone barn conversion - complete with adjoining formal gardens, four-acre paddock, large detached garage and one-bedroom detached annexe - is nestled in a quaint hamlet. One of a cluster of beautiful stone properties, it is set in an elevated position, borders the River Brun with surrounding open fields and wildlife and provides magnificent open views towards Worsthorne.

Located within a private enclave just off Red Lees Road, this captivating conversion stands as a jewel, accessible through secure electric gates. Embraced by picturesque vistas of the sprawling countryside, the property occupies an enviable position in a truly idyllic setting. Originally transformed in the late '80s, 'The Barn' holds its place as the centrepiece of this charming development. Offering spacious living quarters, it features two inviting reception rooms, a stunning Mills & Scott country-style dining kitchen and a remarkable Amdega conservatory. As such, we strongly recommend an early viewing to this stunning, grand home.

The Amdega conservatory serves as an attractive entrance to the property, with stone flooring and wooden glazing providing additional seating space. It seamlessly opens through to the dining kitchen, which boasts a comprehensive range of country-style fitted units, a rolled-edge granite working surface and a gas fired AGA oven set in the chimney breast. The kitchen leads into a spacious sitting room, features an impressive gas fire with a Lancashire limestone hearth and surround; double doors lead to the dining room, a quiet space with garden views and alcove drinks cupboard.

Upstairs, the effortlessly spacious landing provides seating space and access to the four-piece family bathroom with roll-top freestanding bath with cast iron feet, Velux windows, half panelled walls, pedestal wash basin, heated towel rail with chrome surround and single flush WC. The bedrooms, including the master with its storage cupboard and three-piece en suite shower room, offer great grandeur in space, ceiling height and character; bedrooms one and two offer exposed trusses and vaulted ceilings. All bedrooms are ample doubles, with bedroom five currently used as an impressive office space with storage cupboard and Velux window.

Externally, there is an electric gated entrance into a vast driveway which has parking for multiple cars and access into the detached garage (6.7m x 7.0m); the garage has two up-and-over doors and electricity laid on. The driveway also has gated access to a large, gated lawned area which provides a fantastic outdoor space for the detached annexe (The Stables) which, although included in the whole, is a completely separate dwelling and could be split depending on the buyer's preference. The Stables is a beautiful detached stone bungalow and briefly comprises an entrance porch, kitchen / diner, utility room, lounge, bathroom and bedroom one. It has been previously used as a rental property by the vendor, however it would make a fantastic 'granny annexe' for elderly parents or even a potential holiday let.

The formal gardens and paddock are accessed under a beautiful, cobbled archway with a handy storage area and past high bordering laurel trees into a delightful opening with terrific views towards the River Brun and beyond. The immaculately maintained gardens provide a serene outdoor space, complete with a private seating area and pond, timber shed and storage shed with fitted bar and power laid on - perfect for entertaining family and friends on sunny summer afternoons.

The Barn is conveniently located, within a 10 minute-drive of Burnley town centre and 15 minutes from the café culture of Hebden Bridge. The M65 motorway is just 10 minutes away, offering excellent commuting routes to East Lancashire and Manchester commercial centres as well as to the northern motorway network, via the M6 at Preston.

Approximate distances are as follows: Burnley 2.5 miles; Blackburn 14 miles; Preston 27 miles; Manchester 30 miles; Leeds Bradford Airport 37 miles; Manchester Airport 45 miles; Kendal and the Lake District 56 miles.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band F.

### Energy Rating (EPC)

E (52).

### 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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.





THORNE  
PROPERTY & LAND

THE BARN

FAMILY  
Moments  
Become  
Memories

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GRANDMA'S KITCHEN  
WELCOME  
TO THE HOME OF LOVE  
AND LAUGHTER  
AND GOOD FOOD

My Daddy Knows  
A lot of things...  
But my Grannie  
Knows Everything!

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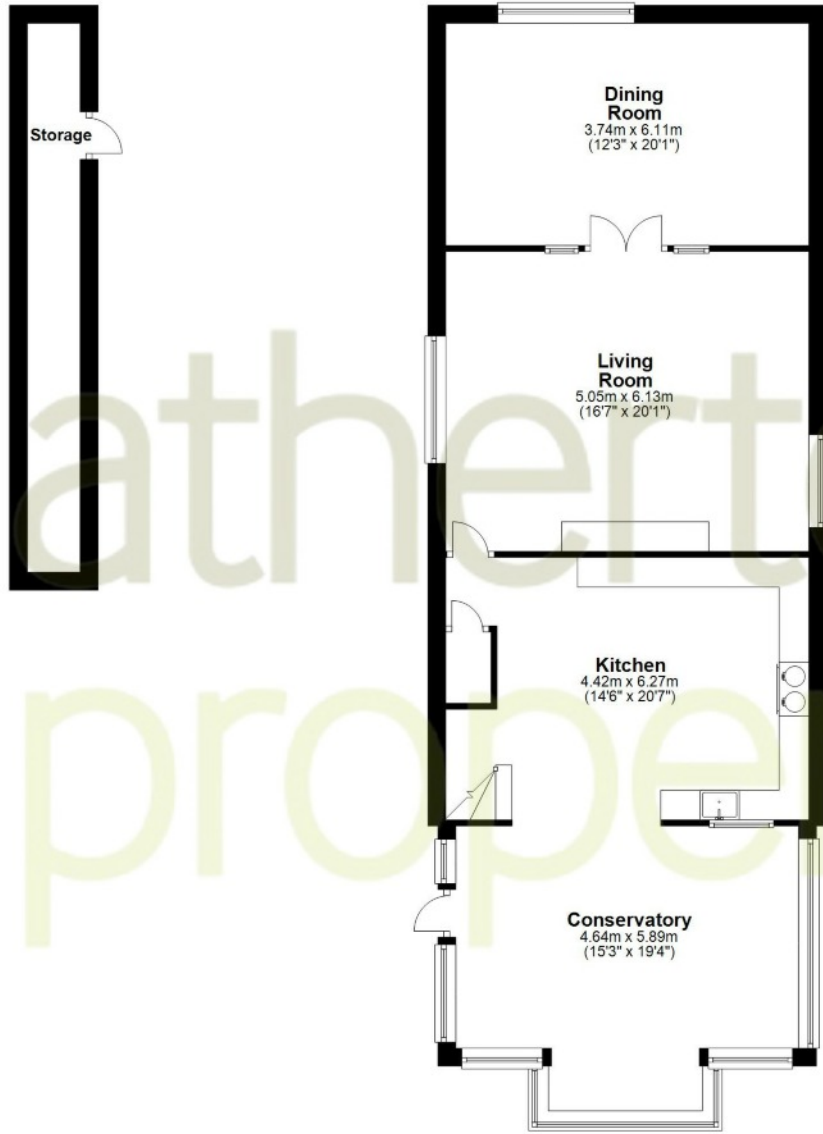


### The Stables / One Bedroom Annexe

Approx. 75.6 sq. metres (813.5 sq. feet)

### Ground Floor

Approx. 114.3 sq. metres (1230.2 sq. feet)



### First Floor

Approx. 135.3 sq. metres (1456.6 sq. feet)



Total area: approx. 325.2 sq. metres (3500.3 sq. feet)





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Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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Mags Twist -  
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Phil Ashton -  
Director / Lettings Cloud



Jim Atherton -  
Director, Sales Manager



Simon Kerins -  
Sales Negotiator & Land  
Management



Mollie Bentley -  
Marketing Manager



Robin Astles -  
Estate Agent



Emily Raine -  
Property Management  
Assistant / Lettings Cloud

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