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Angerham Barn, a splendid detached barn conversion, set in over four acres of land, offers an excellent opportunity to acquire an exceptional family home. Having been extensively renovated in recent years, the original barn dates back over 100 years. The owners have since created a grand residence with a homely ambience, blending beautiful original features with a spectacular kitchen area and modern bathroom suites. The quality fittings perfectly emulate the character of the property.

In such a wonderful position, the property is perfectly located to appreciate its rural setting while having good access to both Clitheroe and Whalley. Throughout the accommodation, traditional features such as deep-seated stone mullion windows, original ceiling beams and carved stone fireplaces can be appreciated, along with a high-quality kitchen, underfloor heating in the newer section of the property and bathroom fittings. The majority of the living accommodation is located on the ground floor and comprises a reception hallway, inner hallway, spacious sitting room, open-plan kitchen /dining with exposed stone wall, music room / snug, four double bedrooms with three en-suites, office, utility room, cloaks, w/c and main entrance hall complete the ground floor accommodation. The first floor is taken up wholly by an amazing master suite incorporating a lounge, dressing area, bedroom and en-suite bathroom. A fantastic external veranda to the ground floor and terrace off the first floor create perfect spaces for outdoor entertaining and al fresco dining with stunning views and sunsets from the first floor terrace.

This fantastic property offers a wealth of living accommodation starting with a spacious reception hallway with cloaks and downstairs wc, opening into a large inner hallway with stone pillars, Italian ceramic tiling throughout and floor to ceiling windows, leading into the office, store room, study / bedroom 5 and through to the open plan kitchen / dining and sitting room. This awe inspiring space offers spacious vaulted accommodation with large feature exposed stone wall, SieMatic Stuart Frazer kitchen with large range of Neff appliances, Rangemaster Nexus cooker with induction hob, Corian worktops, large central island with bar seating and oak worktops and much more.

French doors with large stone sills from the dining area of the kitchen lead into a pleasantly appointed downstairs Music room / snug. The opposite end of the kitchen is open to the main Sitting Room area with central stone fireplace, log burning stove and French style doors onto the rear patio. Further through the ground floor you are met with an inner hallway off which you have the well equipped utility room and separate cloaks and bedrooms 2, 3 and 4, all having their own luxury en-suite bathrooms. Each bedroom has a deep sill window, and built-in cupboards. All bathrooms are fitted with high quality Villeroy & Boch suites, including bath, shower, WC and wash basins, Hansgrohe taps, Duravit mirrors and Corian shelving.

From the inner reception hall, a new bespoke oak spindled staircase leads up to a fabulous curved landing area which overlooks the hallway. A breathtaking master suite comprises a lounge with spectacular long-distance views and access onto the first floor terrace, carved stone fireplace and original timber beams to the ceiling. There is a separate sitting/dressing area, off which is a splendid principal bedroom, again offering beautiful features and en-suite bathroom with panelled bath, tiled walk-in shower area, WC and his and hers sinks.

This fabulous family home is situated on a superb plot, with beautiful garden areas, rockery, mature shrubs and stunning open views of Pendle Hill, Longridge Fell, Wiswell Moor and Whalley Nab. In addition, the property lies within approximately 4 acres of land which includes an open grass area to the front, padock to the side and meadow to the rear. In addition to the first floor terraced seating area, making the most of the spectacular views, there is an Oak framed veranda to the rear with double doors leading into the open plan kitchen area. From the glazed corridor there are a further three sliding doors opening to the garden.

To the front of the property there is ample parking leading to a triple garage with sectional powered doors, 7kwh EV charger and separate large garden store.

## Services

Mains Electricity  
Mains water  
Private Drainage  
Oil Fired Central heating, with partial under floor heating  
Broadband Fibre to the Property

## Tenure

We understand from the owners to be Freehold.

## Council Tax

Band G.

## Energy Rating (EPC)

TBC.

## 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.



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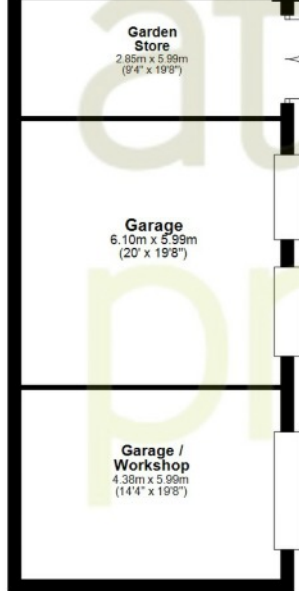
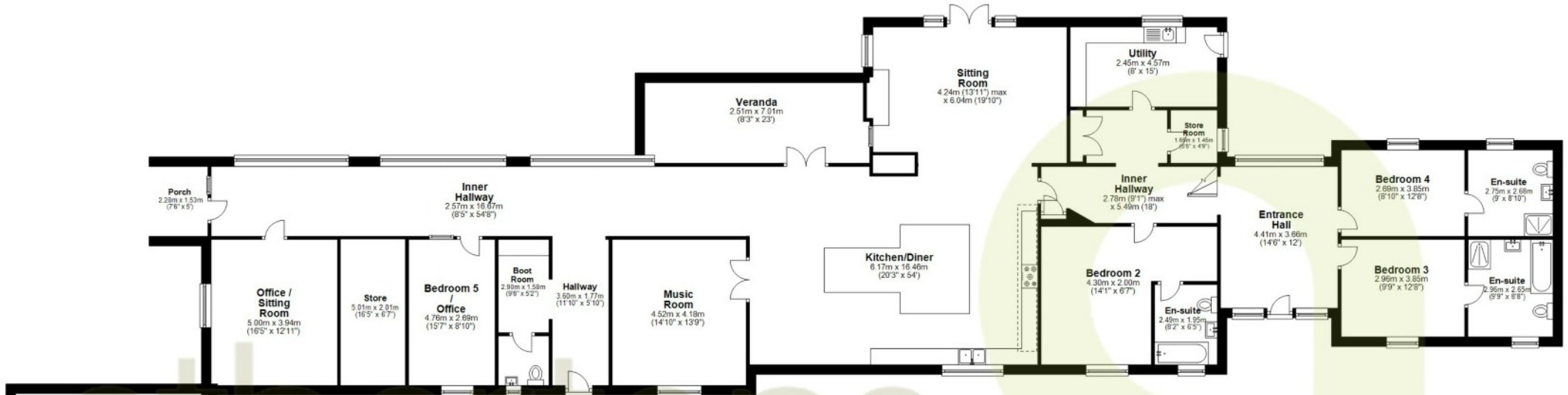


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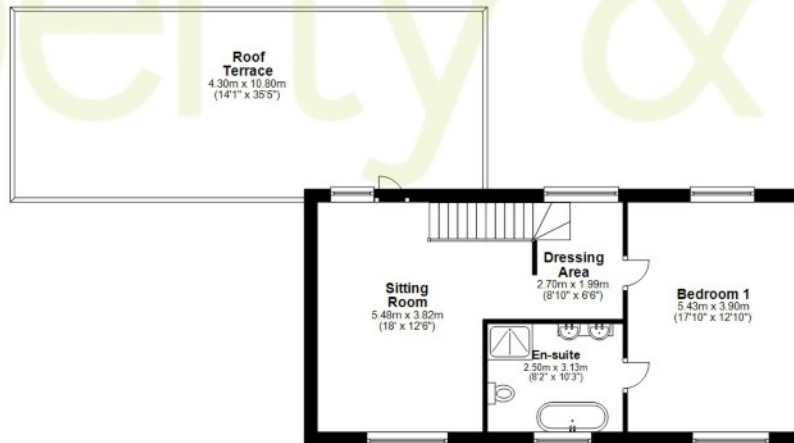




**Ground Floor**  
Approx. 381.1 sq. metres (4102.3 sq. feet)



**First Floor**  
Approx. 59.8 sq. metres (643.4 sq. feet)



Total area: approx. 440.9 sq. metres (4745.7 sq. feet)



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Area: 4.575 acres (1.851 ha)

82m

Angerham

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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

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.

specialists in the sale and purchase of homes and land throughout the North West

# meet the team



John Atherton -  
Managing Director



Helen Jones -  
Conveyancing Manager



Tom Brown -  
New Build Sales Manager



Mags Twist -  
Office Administrator



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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