



athertons
property & land

www.athertons-uk.com

Little Woodfields Barn, Longsight Road, Clayton-Le-Dale BB2
£800,000

tel. 01254 828810

A fabulous little equestrian estate comprising a lovely three-bedroom barn conversion (with potential to extend into the garage), with stable block, garage, manege, workshop and approximately 14 acres of land.

Little Woodfield Barn presents a rare opportunity to acquire a semi-detached barn conversion, thoughtfully refurbished to offer exceptional family living, superb versatility, and an enviable rural lifestyle. Set within approximately 14 acres of landscaped gardens, meadowland, pastureland, woodland, a eight-block stable yard, manege and a detached garage/workshop—the property enjoys a tranquil yet accessible setting, with excellent motorway connections nearby.

Finished to an impeccable standard, the principal residence blends traditional charm with modern convenience and provides well-proportioned living accommodation arranged over two floors. A welcoming vaulted entrance hallway, complete with a large understairs storage cupboard, leads into a spacious and light-filled kitchen/dining area. The kitchen is fitted with classic Shaker-style base and wall units, solid maple worktops, a central island with induction hob and extractor, dual ceramic sink with drainer, and integrated appliances including a fridge/freezer, dishwasher, double oven and microwave.

There is ample space for a family dining table, with direct access into the utility room, which houses base units, plumbing for a washing machine and dryer, a Worcester Bosch combination boiler, and external access to the rear. A convenient two-piece cloakroom is accessed from the utility. The generous family lounge spans the full depth of the property, flooded with natural light and featuring French doors that open onto the rear garden.

Upstairs, the accommodation comprises three double bedrooms. The principal bedroom enjoys a vaulted ceiling with exposed King Post Truss and stretches the full length of the house. It is served by a contemporary three-piece en-suite shower room. Bedrooms two and three are served by a stylish family bathroom, tastefully fitted with a P-shaped bath and shower over, dual-flush WC, and wash basin.

Adjoining the property is a substantial single garage, currently used as a workshop, with the potential to be converted into further internal accommodation. Constructed with robust footings suitable for a two-storey extension, this space offers significant development potential (subject to the necessary consents). The property is approached via a generous driveway providing ample parking and turning space. The front garden is attractively landscaped, while to the rear, extensive paved seating areas and a large lawned garden are bordered by mature trees and hedging, affording stunning open views.

The land extends to approximately 13.9 acres (5.6ha) in total. There is an area of more scrubby land and around 1.5 acres of woodland, comprising predominantly silver birch.

The remaining 12.5 acres is split into five good sized paddocks; all are horse-fenced with easy access to all fields via a sound hardcore track, with a generous turnaround area at the northern boundary. Mains water is supplied to all the fields.

Manège / outdoor arena 40m x 20m
Good quality post and rail fencing and a well drained sand / rubber mix surface

Stable building 10m x 18m (approx.)
An excellent wooden framed, timber clad Wareings-style building with concrete floors and aprons housing eight block-built stables, storage and tack area

Garage / workshops 14m x 10m (approx.)
Substantial block-built building with roller shutter doors, concrete floors, mains electricity and water – a fabulous workshop. Separate oil fired heating boiler for the outbuildings, separate WC

Services

LPG fired central heating, mains electricity, mains drains, mains water.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

F (30).

Viewings

Strictly by appointment only.

Office Hours

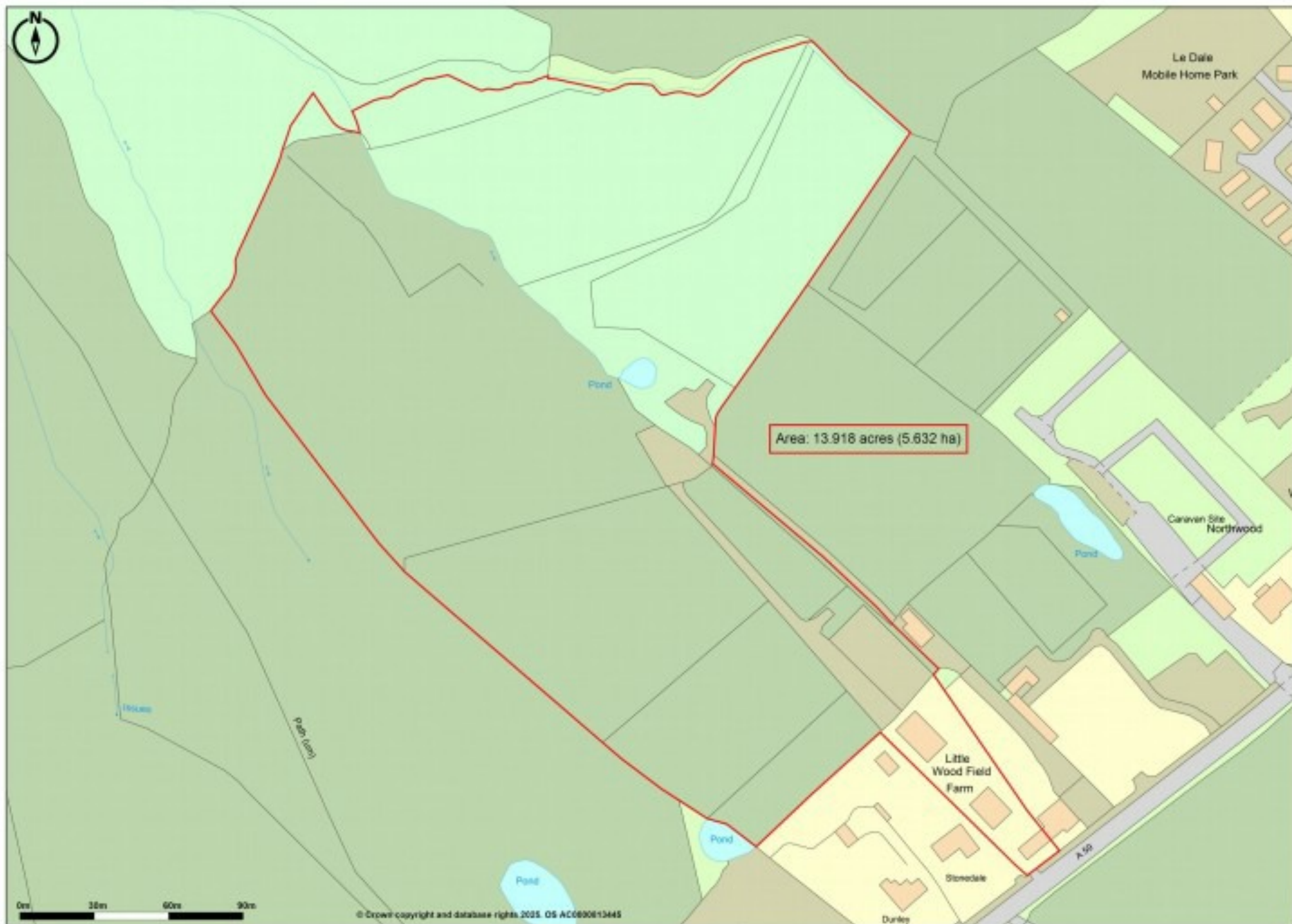
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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.



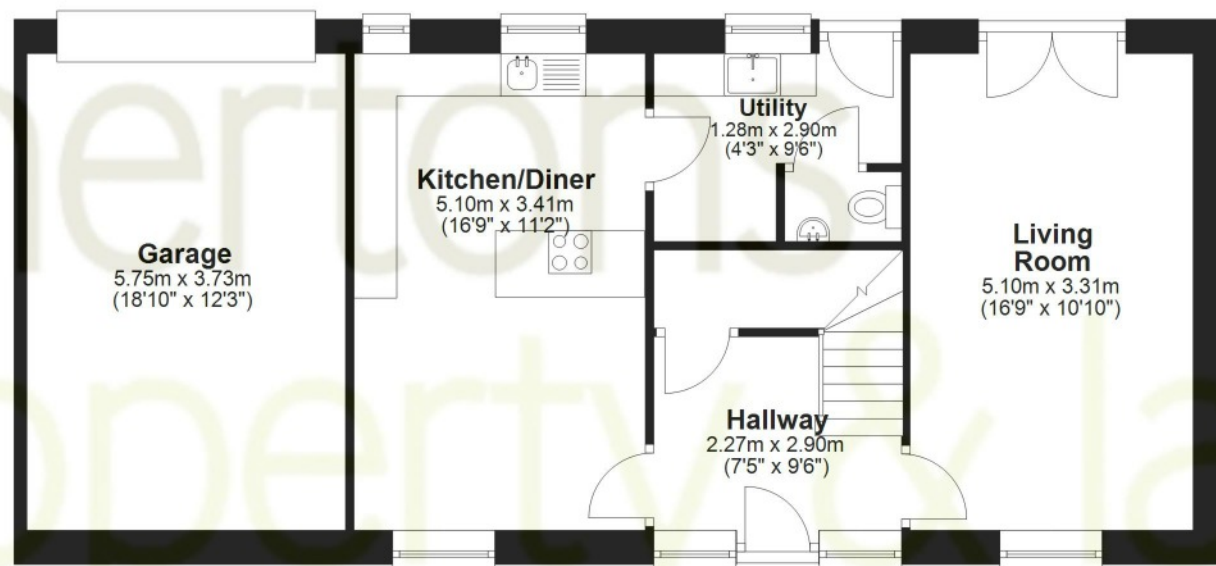






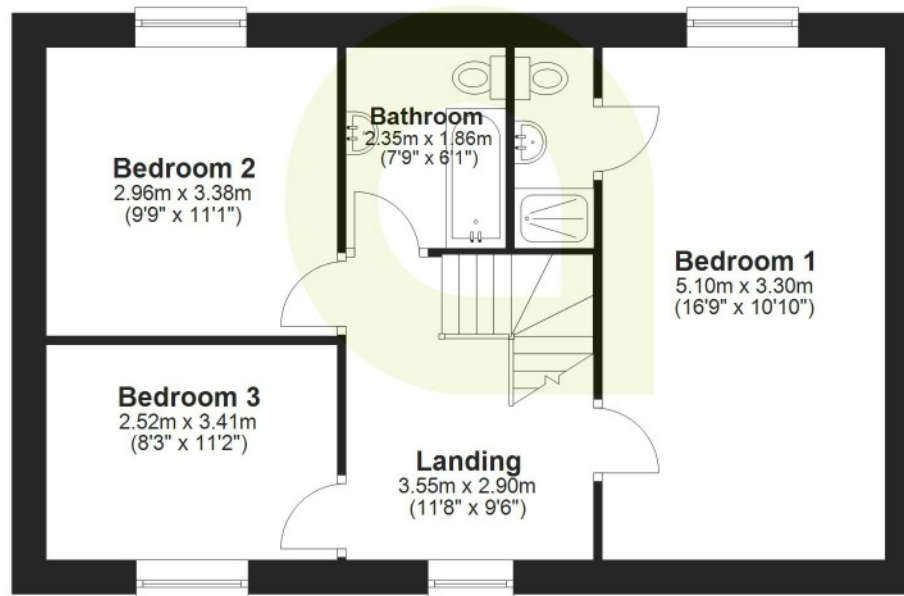
Ground Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 127.9 sq. metres (1377.0 sq. feet)



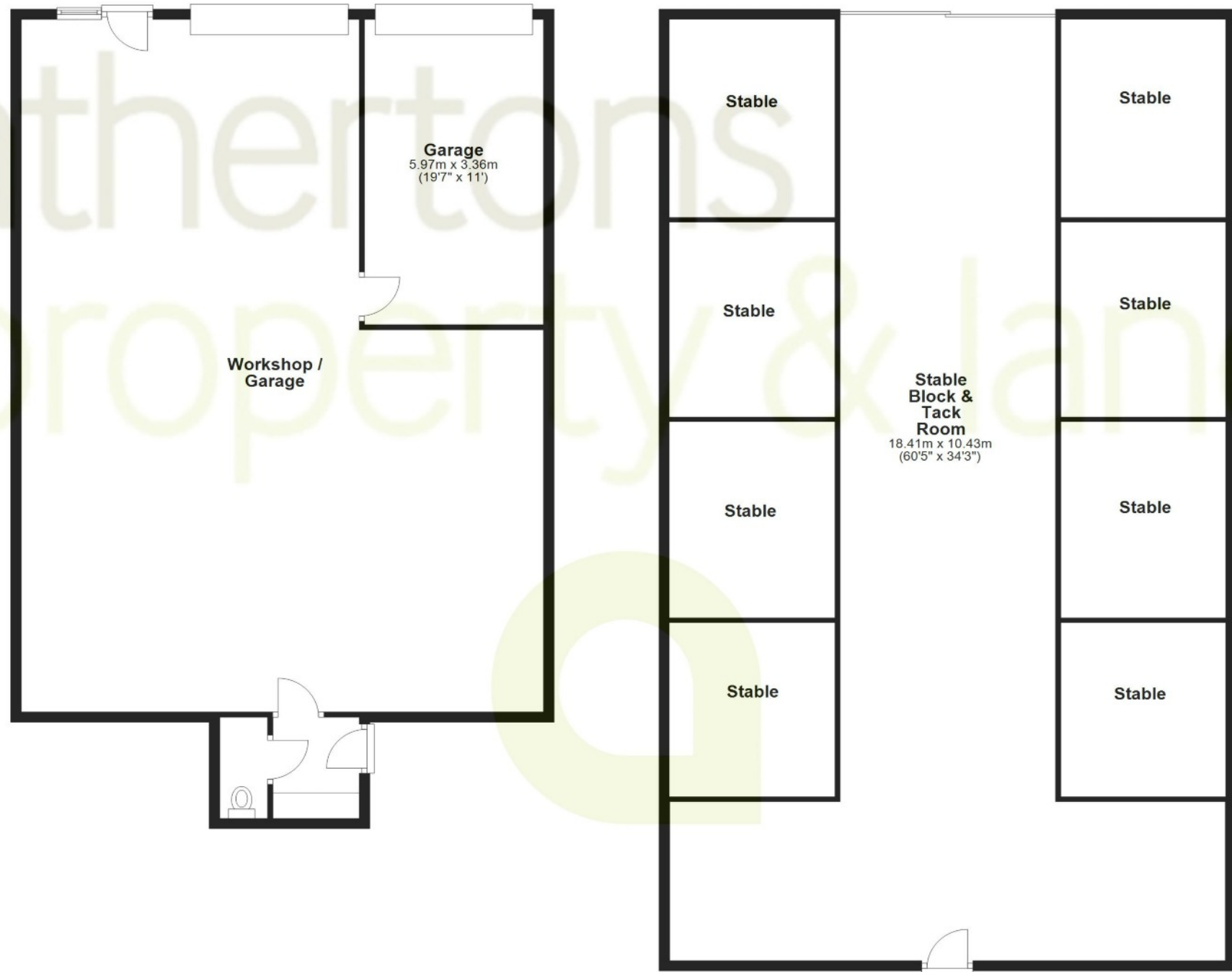
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Ground Floor

Approx. 330.2 sq. metres (3554.4 sq. feet)



Total area: approx. 330.2 sq. metres (3554.4 sq. feet)





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about us



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

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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