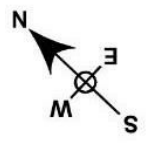
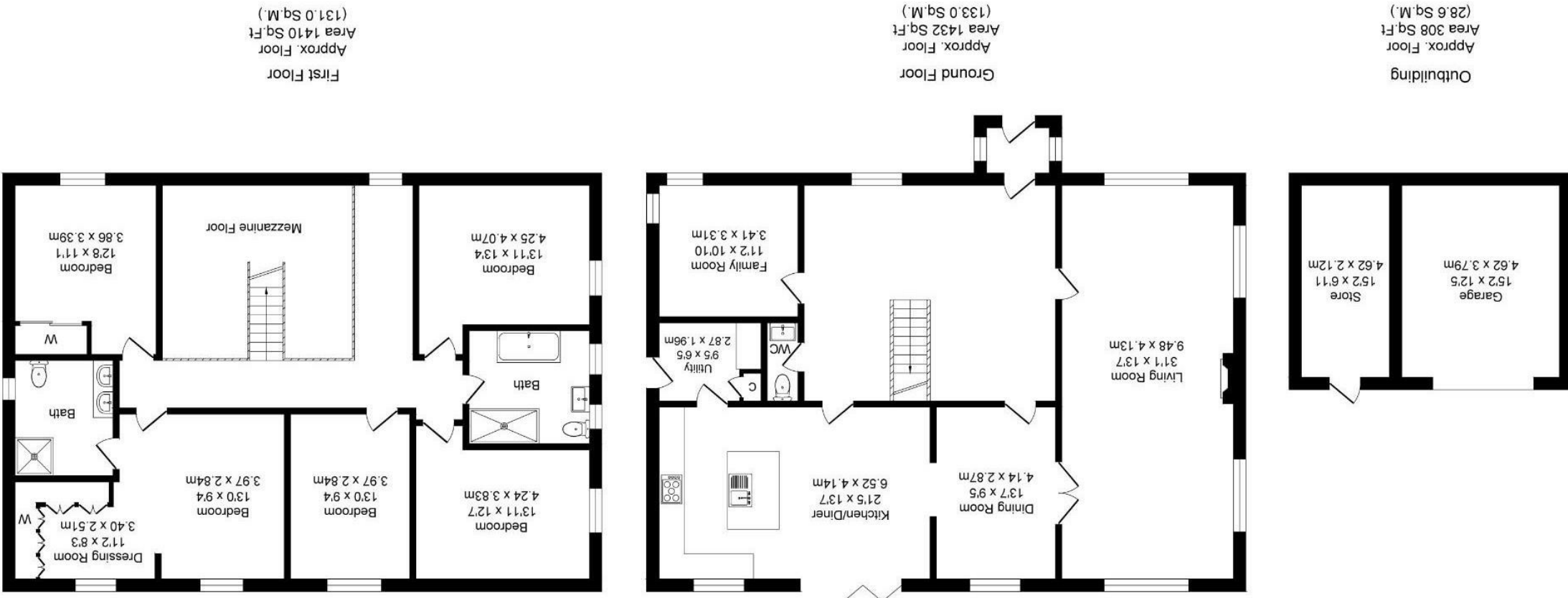




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

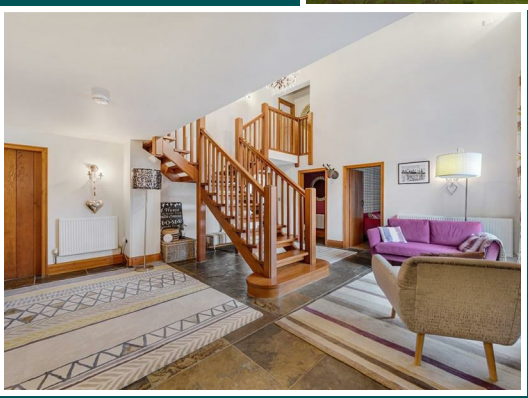


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Heirs House Lane, Colne
 Total Approx. Floor Area 3150 Sq.ft. (292.6 Sq.M.)



Offers In The Region Of £795,000



The Old Barn Heirs House Lane

Colne
 BB8 9TA



Council Tax Band: F



A Beautiful detached barn conversion situated in a quiet rural location off Barrowford Road and within a short drive of Colne and the sought after village of Barrowford. This stunning property extends to over 3,150 sqft of accommodation including the garage and would make the perfect home for a growing family.

Set in approx. 1 acre of land, The property briefly comprises, entrance porch leading into a reception hallway with feature atrium window, slate floor and solid wood Douglas fir staircase providing access to the first floor mezzanine and landing. Two piece cloak room, spacious lounge with feature inglenook stone fireplace and multi fuel stove. Dining room which leads into the stunning dining kitchen which has an island and a wealth of integrated appliances. Useful utility room and family/snug room.

To the first floor is a mezzanine floor which could be used as study space or lounge area and landing. There are five double bedrooms. The main bedroom has it's own three piece contemporary en-suite and dressing room with hidden dressing table, drawers and lit mirror. The family bathroom houses a modern four piece suite.

Externally to the front is a driveway providing ample off road parking, oil tank room and detached garage. To the rear is a large garden area extending to approx. 1 acre which is mainly laid with lawn and Indian stone paved patio area.

The property benefits from the modern day comforts of double glazing and oil fired central heating,

An internal inspection is recommended!

Entrance Porch

Reception Hallway

Spacious reception hallway with Douglas fir solid wood staircase, slate tiled flooring and feature atrium window.

Downstairs wc

Downstairs WC that houses wash basin and low level WC

Living room

Spacious reception room with feature inglenook stone fireplace with multi fuel stove, 4 double glazed windows, oak flooring which is partly carpeted and tv point.

Dining room

Good sized room ideally suited as a dining room with plenty of space for a table and chairs and has oak flooring.

Kitchen diner

Stunning kitchen diner and has an extensive range of matching solid wood base and wall units with contrasting granite work surfaces, kitchen island, appliances include integrated fridge freezer, dishwasher, electric range oven, spot lights, tiled floor, electric blinds, tv point and bifold doors providing access to the rear garden.

Utility room

Located off the kitchen is this useful utility room which has plumbing for automatic washing machine, storage cupboard and stable door providing access to the outside.

Family room

A multi purpose room that has oak flooring and tv point.

Mezzanine floor

Main bedroom

Good sized double bedroom with electric blinds, tv point

Dressing room

Wealth of fitted wardrobes

En-suite

A contemporary three piece suite which comprises, double shower enclosure with mixer shower, low level wc, double vanity sink unit and part tiled walls and fully tiled floor with under floor heating.

Bedroom two

Spacious double bedroom with laminte flooring and tv point

Bedroom three

Double bedroom with tv point, double glazed window and carpeted floor

Bedroom four

Double bedroom with tv point, fitted wardrobe, double glazed window and carpeted floor

Bedroom five

Double bedroom with carpeted floor and double glazed window

House bathroom

Stunning four piece suite comprises, bath, low level WC, vanity sink unit, heated towel rail, double enclosure with mixer shower, fully tiled wall and floor with underfloor heating.

External

To the front is a garden area laid to lawn, tarmac driveway providing ample off road parking, additional hard standing, tank room with oil tank, and double detached garage with power and lighting. To the rear there is a large garden with paved Indian stone paved patio area and lawn. Outdoor lighting and water tap.

View more about this property online....

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