



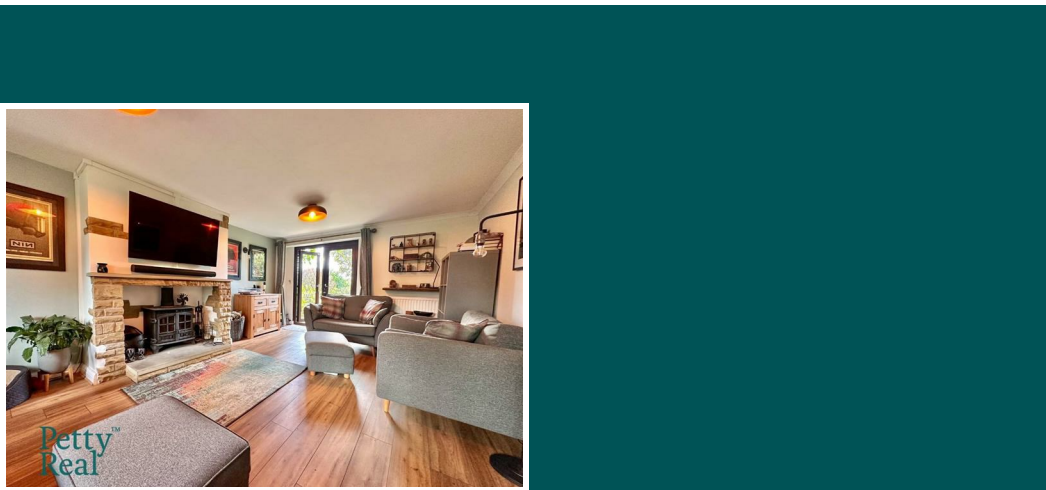
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and 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.

Total area: approx. 159.7 sq. metres (1719.0 sq. feet)



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Price £425,000

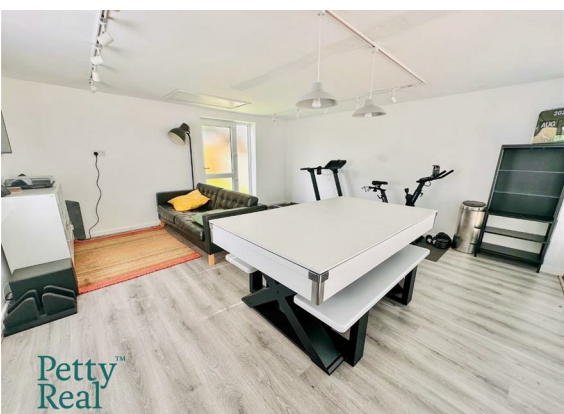


Castercliffe Fort Barn
Southfield Lane

Southfield
BB10 3RQ

4 2 2 E

Council Tax Band: E



Nestled in a picturesque rural hamlet with stunning countryside views, this beautifully converted four-bedroom barn seamlessly blends rustic charm with modern convenience, offering an idyllic family home.

Description

Nestled in a picturesque rural hamlet with stunning countryside views, this beautifully converted four-bedroom barn seamlessly blends rustic charm with modern convenience, offering an idyllic family home. Set among just four dwellings, the property provides a peaceful retreat while being conveniently located near the M65, Colne, and Burnley. Local amenities and attractions, including Marsden Park golf course, a nearby pub, and scenic walking and cycling routes, are all within easy reach, making it perfect for those who enjoy both rural living and outdoor activities.

Inside, the barn offers spacious accommodation, ideal for family life. The master bedroom is a standout feature, complete with an en-suite bathroom that includes a bath, WC, and sink. Double doors open onto a private balcony, allowing residents to take in the breathtaking countryside views. The second bedroom provides stunning views towards Yorkshire, the third bedroom adds character with its Velux window & eaves storage and the fourth bedroom is light and airy which is currently used as an home office. The family bathroom is well-appointed, featuring a double walk-in shower, WC, sink, and towel radiator, providing both style and practicality.

At the heart of the home is a large entrance hall with a striking feature staircase, which provides access to the main living areas. The inviting living room boasts a multi-fuel log burner, perfect for cozy nights in, and French doors that lead directly to the rear courtyard. This creates a bright and airy space, perfect for relaxing or entertaining. The flow of natural light and the connection to the outdoors make this a standout room within the property.

The kitchen/breakfast room offers a charming combination of rustic appeal and modern functionality, featuring a bespoke oak kitchen. The room includes a range cooker, space for an American fridge/freezer, a dishwasher, and an oak breakfast bar, making it ideal for family meals. The kitchen opens onto a cosy lounge/snug area, creating a perfect space for casual dining or family gatherings. A utility room is located nearby, providing additional storage and housing the washing machine, dryer, and boiler, as well as a combination WC.

Outside, the property continues to impress with a variety of outdoor spaces. The rear courtyard offers peaceful, open countryside views, perfect for al fresco dining or enjoying the serenity of rural life. To the side, a private garden with a patio, artificial grass, and a large shed. This area is perfect for entertaining or relaxing with family.

One of the property's standout features is the garage, which has been thoughtfully converted into a garden/games room 4.89m (16'1ft) x 4.55m (14'11ft). This versatile space could be used for recreation, hobbies, or even as additional living space, depending on the needs of the homeowner. The large gated driveway at the front offers parking for several vehicles and leads to a lawned area, which is bordered by trees and shrubs, enhancing the property's curb appeal.

In addition to its beautiful setting and well-designed interior, the property benefits from a septic tank, mains water supply, gas central heating, and a new roof fitted in 2017. Fully double-glazed throughout, this converted barn offers an exceptional blend of character, comfort, and convenience, making it a perfect family home in a desirable rural location.

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