







Hilton &  
Horsfall



BB8 7EG

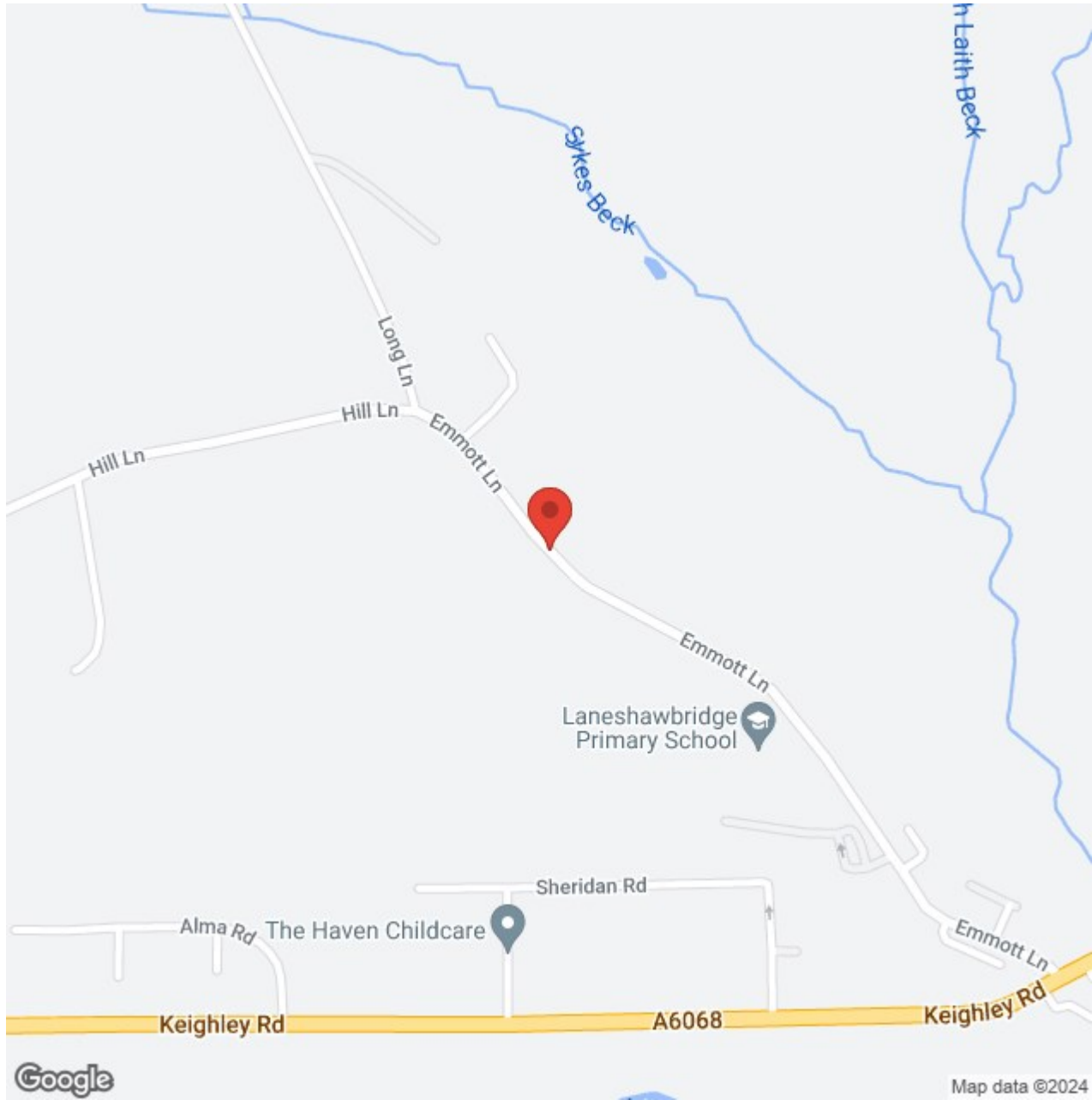
## Hey Barn, Emmott Lane, Laneshawbridge

### Offers Over £600,000

A superb opportunity to acquire this beautiful semi detached barn conversion with an abundance of noteworthy features. Situated down a quiet country lane in Laneshawbridge with views onto Bouldsworth Hill. Hey Barn has been done to a high standard and is a true credit to the current owners. Upon arriving at the home you will find a tarmac driveway leading to gravel parking spaces affording private parking for multiple vehicles and a private garden with mature trees and shrubs. Internally the property boasts a large fitted dining kitchen with inbuilt appliances, a family sized living room, sitting room, and ground floor w.c and utility room with all rooms having under flooring heating on the ground floor. To the first floor you will find three double bedrooms and a stunning four piece house bathroom suite. On the second floor you will find a spacious master bedroom with modern 3 piece en-suite. Externally is a gravel driveway, large lawned area, pond with decking to the bottom of the garden, patio area with hot tub and a large detached single garage. Early viewings are advised to avoid disappointment. This is one not to be missed. Freehold. Tax band E.











## Lancashire

A superb opportunity to acquire this beautiful semi detached barn conversion with an abundance of noteworthy features. Situated down a quiet country lane in Laneshawbridge with views onto Boulsworth Hill. Hey Barn has been done to a high standard and is a true credit to the current owners. Upon arriving at the home you will find a tarmac driveway leading to gravel parking spaces affording private parking for multiple vehicles and a private garden with mature trees and shrubs. Internally the property boasts a large fitted dining kitchen with inbuilt appliances, a family sized living room, sitting room, and ground floor w.c and utility room with all rooms having under flooring heating on the ground floor. To the first floor you will find three double bedrooms and a stunning four piece house bathroom suite. On the second floor you will find a spacious master bedroom with modern 3 piece en-suite. Externally is a gravel driveway, large lawned area, pond with decking to the bottom of the garden, patio area with hot tub and a large detached single garage. Early viewings are advised to avoid disappointment. This is one not to be missed. Freehold. Tax band E.

### ENTRANCE

With a solid hard wood door leading to:

### LIVING ROOM 19'1" x 13'8" (5.82 x 4.19)

A family sized living room with multi fuel stove recessed in a exposed stone fire place, wood flooring, television point, exposed beams and solid hard wood double glazed windows to the side and rear elevations with stone flagged sills.

### LOUNGE 7'4" x 12'10" (2.26 x 3.92)

A good sized lounge with in built storage, television point, LED spotlights and solid hard wood double glazed window to the side elevation

### DINING KITCHEN 22'10" x 10'4" (6.96 x 3.17)

A simply stunning siematic dining kitchen with a range of wall and base units and quartz worktops over, built in breakfast bar, sink with quooker boiling water tap, built in NEF appliances which include dishwasher, oven and grill, electric 4 ring hob and fridge freezer. The kitchen diner boasts stone flagged floor, LED spot lights, space for a large dining table, uPVC double glazed door leading to the garden and Large double glazed solid hard wood barn window to the front elevation allowing an abundance of natural light into the property.

### UTILITY ROOM

A useful utility room with plumbing for washing machine and dryer, stainless steal sink with chrome tap , solid hard double glazed window to the side elevation and under stairs storage.

### DOWNSTAIRS W.C

A 2-piece suite comprising of: a push button w.c, wall mounted sink with chrome mixer tap, built in storage and LED spot lights.

### BEDROOM ONE 14'4" x 13'4" (4.39 x 4.08)

A room of double proportions with fitted wardrobes, 1x radiator, built in storage cupboard, LED light fitting and skylight.

### EN-SUITE

A modern 3-piece suite with shower tray, vanity sink with chrome mixer tap, push button double w.c, heated towel rail in white, extractor fan, wood effect vinyl flooring and solid hard wood double glazed window to the side elevation

### BEDROOM TWO 15'11" x 11'6" (4.87 x 3.51)

Another room of double proportions with fitted white gloss wardrobe, LED spot lights, television point, 1x radiator and 3x solid hard wood double glazed windows to the side and rear elevations.

### BEDROOM THREE 15'7" x 10'6" (4.75 x 3.22)

A good sized double room with ample space for wardrobes and drawers, 1x radiator and skylight allowing an abundance of natural light into the room.

### BEDROOM FOUR 12'6" x 11'1" (3.83 x 3.38)

A spacious double room with space for wardrobes and drawers, 1x radiator, a double glazed arched window and a solid hard wood double glazed window to the front elevation.

### BATHROOM

A modern 4 piece bathroom suite comprising of an inset bath tub, shower tray with chrome rainfall shower head, 2x heated towel rails in chrome, pedestal sink, push button w.c, LED spotlights, fully tiled walls and floor, vanity cupboard and skylight.

### GARAGE 7'10" x 19'10" (2.40 x 6.05)

A spacious garage with ceiling storage, concrete floor, full electricity and ample space for storage.

### EXTERNALLY

To the front is a tarmac driveway leading to the garage and a

gravel area with parking for four cars. To the side is a patio area with hot tub and a lawned area with in-ground trampoline perfect for young children and a large summer house with full electricity. To the rear is a large lawned area with mature trees and shrubs, to the bottom of the lawned area is a decked area with a small pond. To the top of the lawned area is a patio area which leads into the kitchen via a uPVC double glazed door.

### 360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/hey-barn>

### PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. [www.hilton-horsfall.co.uk](http://www.hilton-horsfall.co.uk)

### PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.





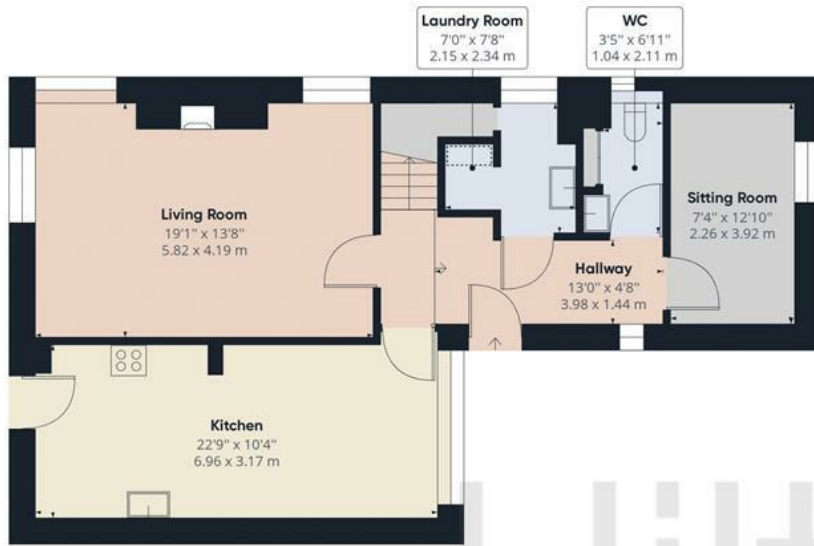
Hilton &  
Horsfall



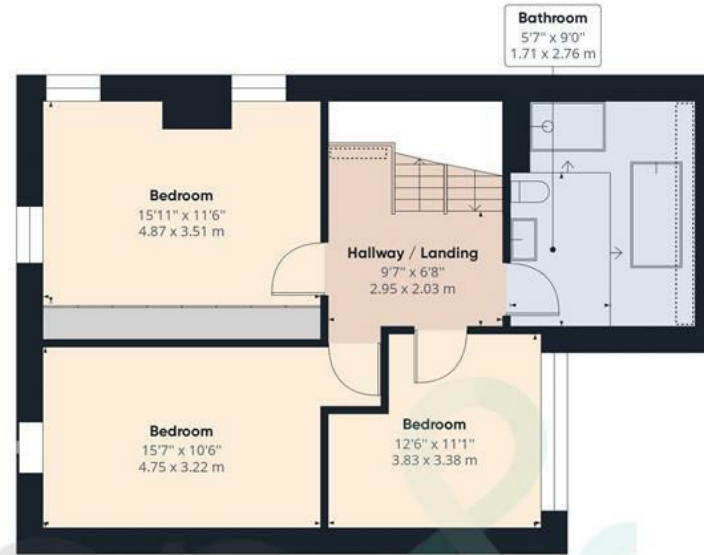


BB8 7EG

OUTSIDE



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2109.97 ft<sup>2</sup>  
196.02 m<sup>2</sup>

Reduced headroom

26.92 ft<sup>2</sup>  
2.50 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.









## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01282 560024](tel:01282560024)

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
[t. 01200 435667](tel:01200435667)