



Hilton &
Horsfall

BB10 3RH

Barnmeadow House, Southfield, Burnley

Offers In The Region Of £624,950

- Equestrian Property • Seperate Annexe • Stunning Throughout • Beautiful Rural Location • 7 Bedrooms • Stable Block

'Barnmeadow House'. A brilliant opportunity to acquire this simply stunning SIX bedroomed barn conversion with a separate detached one bedroomed annex, sitting on approximately 0.5 acres of land plus adjoining grazing field approximately 0.83 Acres. Situated in an idyllic location of Burnley. The property oozes charm and character throughout with a great mix of modern and traditional features. A true credit to the current owners, affording many noteworthy features throughout and briefly comprising of: a welcoming entrance hallway, family sized living room, dining room, useful utility room / ground floor w.c, additional sitting room (snug), brilliantly modern fitted breakfast kitchen, pantry, six well proportioned bedrooms with the master bedroom having a three piece en-suite shower room and a bespoke four piece family bathroom suite. The detached annex is a great addition to the property and comprises of: an entrance hallway, w.c, spacious living room, newly fitted dining kitchen, a bedroom of double proportions and an en-suite wet room. Boasting approximately 0.5 acres of land, this property has the perfect south facing garden for the Spring / Summer months. Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel within the garden and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus a shed which is ideal for storage purposes, and a paved driveway providing ample space for off road parking. Early viewing is highly advised to avoid disappointment. Council Tax Band E. FREEHOLD.







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Lancashire

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ENTRANCE HALLWAY

A welcoming entrance hallway having stone flagged flooring, 1x central heating radiator, exposed beams, staircase to the first floor / landing, access to under stairs storage cupboard and a composite door leading out to the front entrance.

LIVING ROOM 5.84m x 3.85m

A large family sized living room with real oak wood flooring, ceiling coving, television point, feature fireplace with coal effect gas burning stove set within, 1x central heating radiator, 1x large feature window to the side elevation, 1x large uPVC double glazed window to the front elevation and 1x uPVC double glazed window to the side elevation with a window seat and stunning open aspect views.

DINING ROOM 13'5" x 12'10" (4.11m x 3.92m)

Having Karndean flooring, ceiling coving, large feature fireplace with gas fire set within, space for table and chairs, television point, 1x central heating radiator, 1x large uPVC feature window to the side elevation, 1x large uPVC double glazed window to the front elevation, and 1x large uPVC double glazed window to the side elevation with a window seat.

UTILITY BOOT ROOM / GROUND FLOOR W.C 7'10" x 6'3" (2.39m x 1.93m)

A useful room comprising of: tiled flooring, pedestal sink, Roca low level w.c., plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights and a small access loft hatch.

SITTING ROOM (SNUG) 14'1" x 10'0" (4.31m x 3.06m)

An additional sitting room having a stone feature walls to the original barn entrance, television point, fitted storage cupboard, feature fireplace, 1x central heating radiator and 1x very large feature window to the side elevation set within the original barn entrance opening.

BREAKFAST KITCHEN 19'9" x 10'11" (6.03m x 3.34m)

A stunning breakfast kitchen offering a range of fitted wall and base units with dark grey soft close units having contrasting cream Corian worktops over, Karndean flooring, a mix of recessed LED spotlights / undercounter and hanging lights throughout, Franke inset sink with Quooker Hot Water mixer tap. A dual control Electric Aga cooker with air extractor fan above and mirrored splash back features central to the kitchen with integrated AEG microwave, Baumatic wine cooler, Fisher & Paykel dishwasher, fitted breakfast bar with light grey base units and dark grey worktops over, uPVC double glazed window to the rear elevation with lovely views and a composite door to the rear elevation.

PANTRY 6'10" x 6'6" (2.09m x 2m)

Having solid oak flooring, fitted shelving, ceiling coving and space for a large American style fridge / freezer.

FIRST FLOOR / LANDING

With exposed beams, ceiling coving and hidden strip lighting above landing, 1x central heating radiator and 1x uPVC double glazed window to the front elevation.

BEDROOM ONE 13'10" x 13'2" (4.24m x 4.02m)

A bedroom of double proportions with fitted wardrobes, 1x central heating radiator, 1x velux style window and 1x uPVC double glazed window to the front elevation and exposed roof beam. Leading through to the en-suite shower room:

EN-SUITE SHOWER ROOM

A 3 piece en-suite shower room comprising of: tiled flooring, part tiled walls, panelled bathtub with mixer tap with glass shower screen and shower head above, Roca push button w.c., pedestal sink with mixer tap and 1x radiator.

BEDROOM TWO 15'4" x 12'10" (4.69m x 3.93m)

Another bedroom of double proportions having Karndean flooring, space for wardrobes and drawers, 1x central heating radiator, 1x velux window and 1x uPVC double glazed window to the front elevation with idyllic views.

BEDROOM THREE 12'4" x 10'9" (3.78m x 3.29m)

Yet again a bedroom of double proportions with expose beams, space for wardrobes and drawers, 1x central heating radiator and 1x velux window.

BATHROOM

A bespoke four piece family bathroom suite comprising of: Porcelain reclaimed floor board effect flooring, his n hers sinks with mixer taps, freestanding bathtub with mixer tap, push button w.c., walk in wet room shower with rainfall shower head above, inbuilt shelving and lighting, large fitted mirror, recessed LED and automatic lights on sensor when entering, spotlights, tiled walls, 1x towel rail radiator and an air extraction fan.

BEDROOM FIVE 7'6" x 10'11" (2.31m x 3.35m)

A well proportioned room currently utilised as a home office having 1x velux window.

SECOND FLOOR / LANDING

BEDROOM FOUR 15'4" x 10'6" (4.69m x 3.22m)

A bedroom of double proportions having space for wardrobes and drawers, fitted storage cupboard, exposed beams, 1x central heating radiator, 1x velux window and 1x double glazed window to the front elevation.

BEDROOM SIX 13'2" x 12'10" (4.03m x 3.93m)

A bedroom of double proportions with space for wardrobes and drawers, exposed beams, 1x electric radiator ad 1x velux window.

EXTERNALLY

Boasting from approximately 0.5 acres of land, this property has the perfect South facing garden for the Spring / Summer months. Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel within the garden and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus freestanding stable block ideal for general storage purposes and a paved driveway providing ample space for off road parking.

ANNEX

Entering via a composite door through to:

ENTRANCE HALLWAY

With an airing cupboard and 1x electric radiator.

W.C

Having a push button w.c., pedestal sink with mixer tap, 1x electric radiator and an air extraction fan.

LIVING ROOM 18'4" x 12'3" (5.59m x 3.74m)

With a television point, electric remote fire, 1x electric radiator and a large uPVC double glazed window to the front elevation.

DINING KITCHEN

A brand new dining kitchen having fitted soft close wall and base units with contrasting worktops over, under counter lights, inset sink with mixer tap, tiled flooring, integrated NEFF

oven, microwave, NEFF 4 ring induction hob with extract fan above, under counter integrated fridge/freezer, 1x electric radiator and Accoya double glazed window to the rear elevation.

BEDROOM 11'8" x 11'5" (3.58m x 3.50m)

A bedroom of double proportions with fitted wardrobes, 1x electric radiator and 1x Accoya double glazed window to the rear elevation.

EN-SUITE WETROOM

An en-suite wet room comprising of: rainfall shower, vanity sink with mixer tap, LED mirror, 1x electric radiator, an air extraction fan and 1x Accoya double glazed window to the rear elevation.

ADDITIONAL INFORMATION

Land which could be subject to separate negotiation which is 3.310 acres adjacent to the house and grazing land above.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/barnmeadow-house>

VIDEO

<https://youtu.be/c8Xj9pnkPVU>

PRECISE LOCATION

<https://w3w.co/shield.guises.closed>

PUBLISHING

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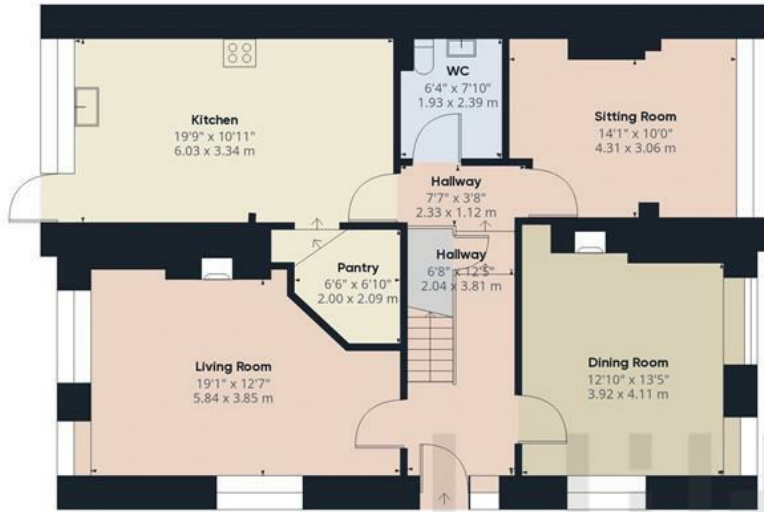
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OUTSIDE

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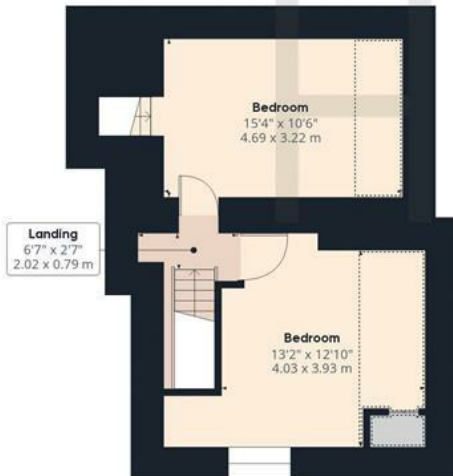




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2811.62 ft²
261.21 m²

Reduced headroom

105.8 ft²
9.83 m²

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.





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