

# East Stone Edge Barn, Barnoldswick Road, Blacko

OFFERS IN THE REGION OF £775,000











# Barnoldswick Road, Blacko

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- Approx 3,500 square ft
- Characterful Barn Conversion
- 0.30 Acre Plot
- Double Garage
- Five Bedrooms
- Large Private Sun Terrace

Located at East Stone Edge Barn, Barnoldswick Road, Blacko, this generously spaced 3,500 square foot property offers a unique blend of comfort and grandeur. Spread over two floors, this property furnishes five bedrooms and four bathrooms along with a variety of other spacious rooms. The ground floor comprises an integral double garage, two bathrooms equipped with shower / bath facilities, a utility room, wc, three bedrooms, and a home office / study. As you move up to the first floor, it features a dining room, a bathroom also equipped with a shower and bath facility, a large outdoor terrace, sunroom, kitchen complete with inbuilt appliances, two more bedrooms, and a living room complemented with a fireplace. Its enviable location allows easy access to the nearby Pendle Heritage Centre Museum, Alkincoats Park, Blacko Primary school, and the historical landmark the Blacko Tower. The popular neighborhood of Barrowford is also easily accessible, enhancing the appeal of the property.













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## GROUND FLOOR

On the ground floor you will find:

### ENTRANCE PORCH 2.93m x 1.29m (9'7" x 4'2" )

Having stone flagged flooring, exposed brick walls, large double glazed windows to the front elevation and a wood frame door leading out to the front elevation

### ENTRANCE HALLWAY 4.32m x 2.97m (14'2" x 9'8" )

A welcoming entrance hallway with stone flagged flooring, vaulted ceiling, open balustrade staircase to the first floor with a gallery landing, exposed brick feature walls, exposed wood ceiling beams and a wood frame door with a frosted glass panel leading through to the inner hallway.

### OFFICE ROOM 6.41m x 3.28m (21'0" x 10'9" )

A large space currently utilised as an office room having ceiling coving, exposed wood ceiling beams, space for desk and chairs, 2x central heating radiators, door to airing cupboard, dado rail and double glazed window to the front elevation

### GROUND FLOOR W.C

A useful ground floor w.c comprising of: tiled flooring and walls, push button w.c, wash basin on vanity unit with chrom mixer tap, exposed wood ceiling beam, heated chrome towel rack and double glazed window to the front elevation.

### BATHROOM

A contemporary four piece bathroom suite comprising of: tiled flooring and walls, ceiling coving, recessed LED spotlights, corner shower cubicle, panelled bathtub, low level w.c, sink in vanity unit, ceiling coving, 1x central heating radiator, chrome towel rack, air extraction fan and window to the side elevation.

### INNER HALLWAY

Having stone flagged flooring, exposed wood ceiling beams, dado rail, 2x wall lights, 1x central heating radiator and access to the rear staircase.

### BEDROOM ONE 3.66m x 3.56m (12'0" x 11'8" )

A bedroom of double proportions with ceiling coving, space for wardrobes and drawers, 2x central heating radiators, recessed LED spotlights, wood frame window to the side elevation with stone sills and stunning views towards the countryside.

### EN-SUITE SHOWER ROOM

An en-suite shower room comprising of: tiled flooring and walls, shower cubicle, wall mounted sink, low level w.c, heated chrome towel rack, air extraction fan and recessed LED spotlights.

### BEDROOM TWO 4.25m x 3.63m (13'11" x 11'10" )

Another bedroom of double proportions with space for freestanding wardrobes and drawers, double doors to integrated wardrobe space, 2x wall lights, exposed wood ceiling beams, 1x central heating radiator and wood frame window to the side elevation with stone sills.

### BEDROOM THREE 3.47m x 3.20m (11'4" x 10'5" )

Yet again a bedroom of double proportions with space for wardrobes and drawers, exposed wood ceiling beams, 2x wall lights, 1x central heating radiator and wood frame window to the side elevation with stone sills.

### UTILITY ROOM 6.24m x 3.21m (20'5" x 10'6" )

Having fitted wall and base units with contrasting worktops, tiled flooring, plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights, ceiling coving, inset sink, integrated wine cooler, space for a freestanding fridge / freezer, housing Worcester boiler, wood frame window to the rear elevation and door leading through to the integral garage.

### GALLERY LANDING

Leading onto:

### BEDROOM FOUR 4.76m x 3.23m (15'7" x 10'7" )

A bedroom of double proportions with space for wardrobes and drawers, exposed wood ceiling beams, 1x central heating radiator, wood frame window to the side and front elevation and access to the en-suite.

### EN-SUITE

A contemporary five piece en-suite having fully tiled flooring and walls, Jacuzzi bath, corner shower cubicle with rainfall shower head, push button w.c, bidet, sink in vanity unit with chrome mixer tap, recessed LED spotlights, 1x central heating radiator with chrome towel rack and Xpelair air extraction fan.

### BEDROOM FIVE 3.93m x 2.87m (12'10" x 9'4" )

Another room of double proportions with wood flooring, space for wardrobes and drawers, exposed wood ceiling beams, 1x central heating radiator and wood frame window to the front and side elevation with stone sills and an exposed brick surround.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

### LIVING ROOM 7.49m x 4.47m (24'6" x 14'7" )

A family sized living room having wood flooring, space for settees, television point, 2x central heating radiators, exposed brick feature fireplace with coal burning stove set within, exposed wood ceiling beams, door to dining room, wood frame door with glass panel leading through to the sunroom and wood frame windows to the rear and side elevation with stone sills.

### DINING ROOM 4.24m x 3.61m (13'10" x 11'10" )

Ideal for hosting this dining room comprises of: space for table and chairs, wood flooring, exposed wood ceiling beams, 1x central heating radiator, door to living room and kitchen and wood frame window to the side and rear elevation with stone sills.

### KITCHEN 3.49m x 3.22m (11'5" x 10'6" )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, exposed wood ceiling beams, integrated 60 / 40 fridge/freezer, under counter LED lighting, integrated Siemens oven / grill, Miele 4 ring induction hob with extractor fan above, integrated NEFF dishwasher and wood frame window to the side elevation.













#### SUNROOM 3.84m x 3.38m (12'7" x 11'1")

A bright and airy sunroom with wood flooring, space for furniture, exposed brick feature wall, 1x electric radiator, wood frame windows offering far reaching open aspect views towards the countryside and wood frame door leading out to the balcony.

#### EXTERNALLY

Externally to the front elevation you will find an extensive block paved driveway providing off road parking for multiple vehicles, mature trees, shrubs and flowerbeds, laid lawn with stunning open aspect views towards the countryside and a shed which is ideal for storage purposes.

#### INTEGRAL GARAGE 6.06m x 5.51m (19'10" x 18'0")

A large integral garage having an up and over garage style door, wood frame windows to the side and rear elevation and space for off road parking / storage purposes.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/east-stone-edge-barn>

#### LOCATION

Situated amidst the breathtaking beauty of Lancashire's countryside, Blacko offers a captivating blend of rural charm and modern comfort. Living in Blacko means waking up to stunning vistas of rolling hills and lush greenery, creating a sense of tranquility that permeates throughout the village. With its close-knit community and friendly atmosphere, residents of Blacko enjoy a peaceful and serene way of life. The village boasts a range of amenities, including local shops, pubs, and schools, ensuring that daily necessities are easily accessible. Nature enthusiasts will delight in the abundance of outdoor activities available, from scenic hikes along the Pendle Way to leisurely walks along the Leeds and Liverpool Canal. Additionally, Blacko's convenient location provides easy access to nearby towns and cities, making it ideal for commuters. Whether you're seeking a relaxing retreat from the hustle and bustle of city life or a close-knit community to call home, Blacko offers the perfect blend of countryside living and modern convenience.

#### PRECISE LOCATION

<https://w3w.co/nibbles.redefined.marathon>

#### PUBLISHING

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Ground Floor



Floor 1

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

3078.23 ft<sup>2</sup>

285.98 m<sup>2</sup>

**Reduced headroom**

17.79 ft<sup>2</sup>

1.65 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.



#### RIBBLE VALLEY

20 WELLGATE,  
CLITHEROE, BB7 2DP  
01200 435 667

#### BURNLEY & PENDLE

75 GISBURN ROAD,  
BARROWFORD, BB9 6DX  
01282 560 024

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PRESTIGE

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