







Hilton &  
Horsfall



BB8 8BU

## The Old Barn, Lane Top, Winewall Offers In The Region Of £260,000

Nestled in the picturesque village of Winewall, The Old Barn awaits its new owner with promises of charm and character. Dating back to circa 1700, this Grade II listed Barn Conversion offers a unique opportunity to create a dream home in an idyllic setting. As you step inside, you are greeted by the potential of this property - with one reception room, three bedrooms, and a bathroom, there is ample space to craft a cosy retreat. The property also boasts parking for two vehicles, ensuring convenience for you and your guests. While The Old Barn is in need of full renovation, this presents a blank canvas for you to unleash your creativity and design a home that truly reflects your style and preferences. Imagine the possibilities - from exposed beams to a modern kitchen, the choice is yours.

Located in Lane Top, this property offers a peaceful escape from the hustle and bustle of city life, yet is still within easy reach of local amenities and transport links. Don't miss out on this rare opportunity to own a piece of history and create a home filled with character and charm. Contact us today to arrange a viewing and start envisioning the endless possibilities that The Old Barn has to offer.

Hilton &  
Horsfall

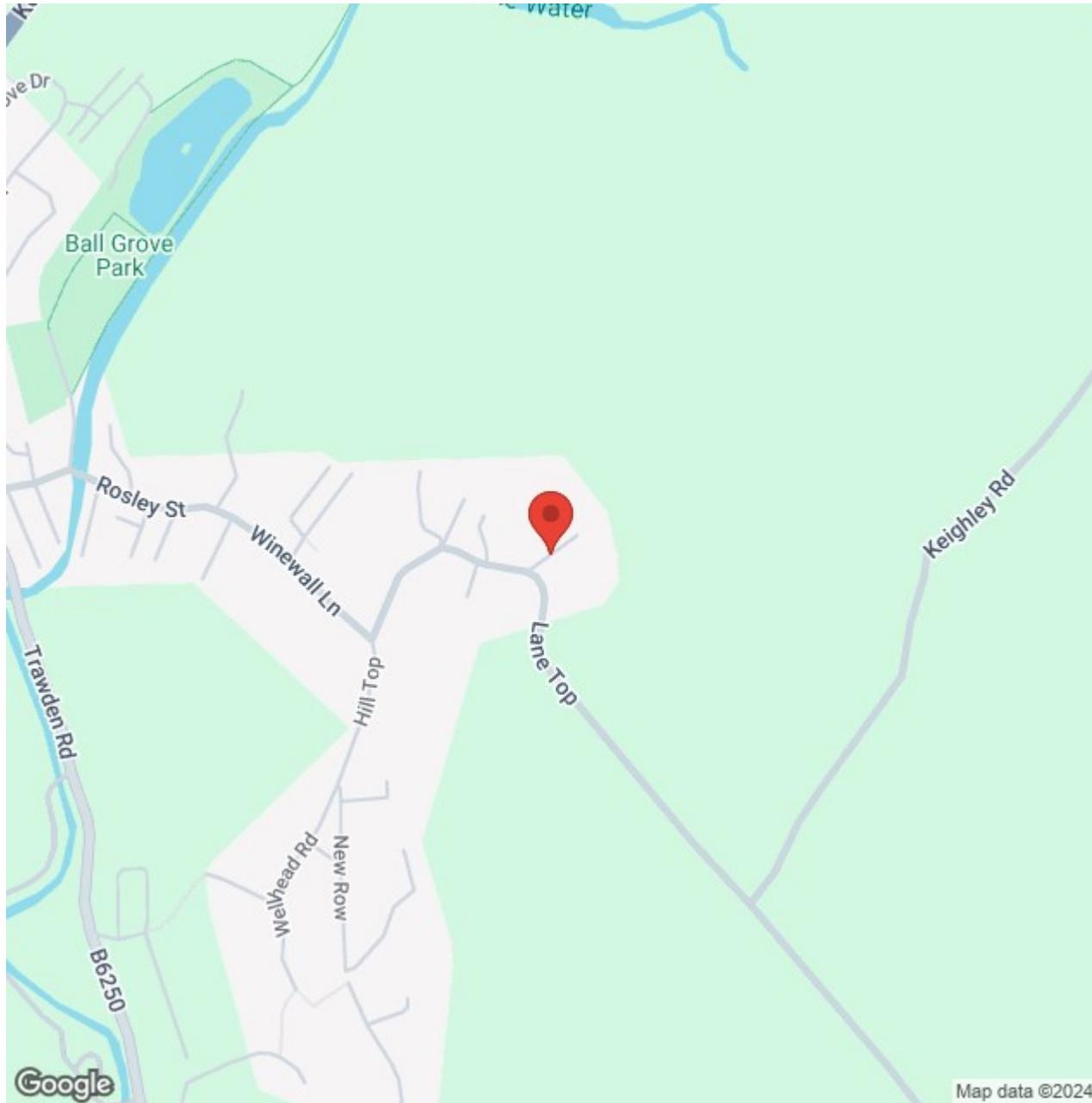
**RIBBLE VALLEY**  
20 WELLGATE  
CLITHEROE  
LANCASHIRE. BB7 2DP  
T: 01200 435667

**BURNLEY & PENDLE**  
75 GISBURN ROAD  
BARROWFORD  
LANCASHIRE. BB9 6DX  
T: 01282 560024















## Lancashire

Nestled in the picturesque village of Winewall, The Old Barn awaits its new owner with promises of charm and character. Dating back to circa 1700, this Grade II listed Barn Conversion offers a unique opportunity to create a dream home in an idyllic setting. As you step inside, you are greeted by the potential of this property - with one reception room, three bedrooms, and a bathroom, there is ample space to craft a cosy retreat. The property also boasts parking for two vehicles, ensuring convenience for you and your guests. While The Old Barn is in need of full renovation, this presents a blank canvas for you to unleash your creativity and design a home that truly reflects your style and preferences. Imagine the possibilities - from exposed beams to a modern kitchen, the choice is yours. Located in Lane Top, this property offers a peaceful escape from the hustle and bustle of city life, yet is still within easy reach of local amenities and transport links. Don't miss out on this rare opportunity to own a piece of history and create a home filled with character and charm. Contact us today to arrange a viewing and start envisioning the endless possibilities that The Old Barn has to offer.

### GROUND FLOOR

On the ground floor you will find:

#### **KITCHEN 13'3" x 12'4" (4.052m x 3.784m )**

Offering a range of fitted wall and base units with contrasting worktops, exposed brick wall feature, exposed wood ceiling beams, integrated dishwasher, space for a freestanding fridge / freezer, inset sink with chrome mixer tap, access to boiler, wood frame window to the front elevation with stone sills.

#### **LIVING ROOM 21'7" x 18'4" (6.599m x 5.613m )**

A family sized living room having 2x central heating radiators, television point, exposed wood ceiling beams, exposed brick wall feature, log burning stove, open stair case to the first floor / landing, wood frame window to the rear elevation and wood door leading out to the garden.

### FIRST FLOOR / LANDING

On the first floor / landing you will find an accessible loft hatch to a spacious loft space.

#### **BEDROOM ONE 13'0" x 12'2" (3.973m x 3.717m )**

A bedroom of double proportions with space for wardrobes and drawers and integrated storage space, 1x central heating radiator, exposed brick wall feature, exposed wood ceiling beams, panelled window to the rear elevation with stone sills.

### BATHROOM

A contemporary three piece bathroom suite comprising of: a panelled bathtub with shower over, pedestal sink, low level w.c, 1x central heating radiator, space for a tumble dryer / washing machine in the cupboard and exposed brick wall feature.

#### **BEDROOM TWO 12'5" x 11'1" (3.810m x 3.385m )**

Another bedroom of double proportions having space for wardrobes and drawers, 1x central heating radiator, exposed brick wall feature, wood frame window to the front elevation with stone sills.

#### **BEDROOM THREE 14'7" x 9'0" (4.470m x 2.760m )**

Another bedroom of double proportions with space for wardrobes and drawers, door to storage space, exposed wood ceiling beams, exposed brick wall feature, 1x central heating radiator and wood frame window to the rear elevation with stone sills.

### EXTERNALLY

Externally to the rear elevation you will find an extensive laid lawn with mature trees and shrubs. To the front elevation there is a black paved driveway offering off road parking.

#### **GARAGE 21'0" x 8'8" (6.418m x 2.650m )**

Ideal for storage and off road parking purposes.

### PROPERTY DETAILS

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.

### 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)







BB8 8BU

## OUTSIDE

Externally to the rear elevation you will find an extensive laid lawn with mature trees and shrubs. To the front elevation there is a black paved driveway offering off road parking.















# Hilton & Horsfall

55 Burn Road  
Bury  
Lancashire  
BL9 9JX

ESTATE AGENT  
IN COLNE & NELSON  
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)  
t. 01282 560024

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

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