





Hilton &  
Horsfall



BB8 7ES

## Knarland Farm, Warley Wise Lane, Laneshawbridge

### Offers In The Region Of £649,950

- Attached Barn with Planning Permission Granted
- Approx 4 Acres of Land
- 3,205 sq ft
- Idyllic Location
- Semi Detached
- Barn Approx 1,155 sq ft Footprint
- Potential to be sold in 1 or 2 lots

Welcome to Knarland Farm in the picturesque village of Laneshawbridge! This stunning barn conversion offers a perfect sense of traditional living. As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone to enjoy. The property boasts a single bathroom, adding to the convenience of daily living. This semi-detached barn is set in a rural location, providing a peaceful and serene environment. The property sits on approximately 4 acres of land, offering endless possibilities for outdoor activities and enjoying the beauty of nature. With pre-planning permission for two three-bedroom dwellings, this property presents a unique opportunity for those looking to expand or develop further. The 3,205 sq ft of living space exudes character and warmth, making it a truly special place to call home. Parking is never an issue with space for up to four vehicles, ensuring convenience. Early viewings are advised.

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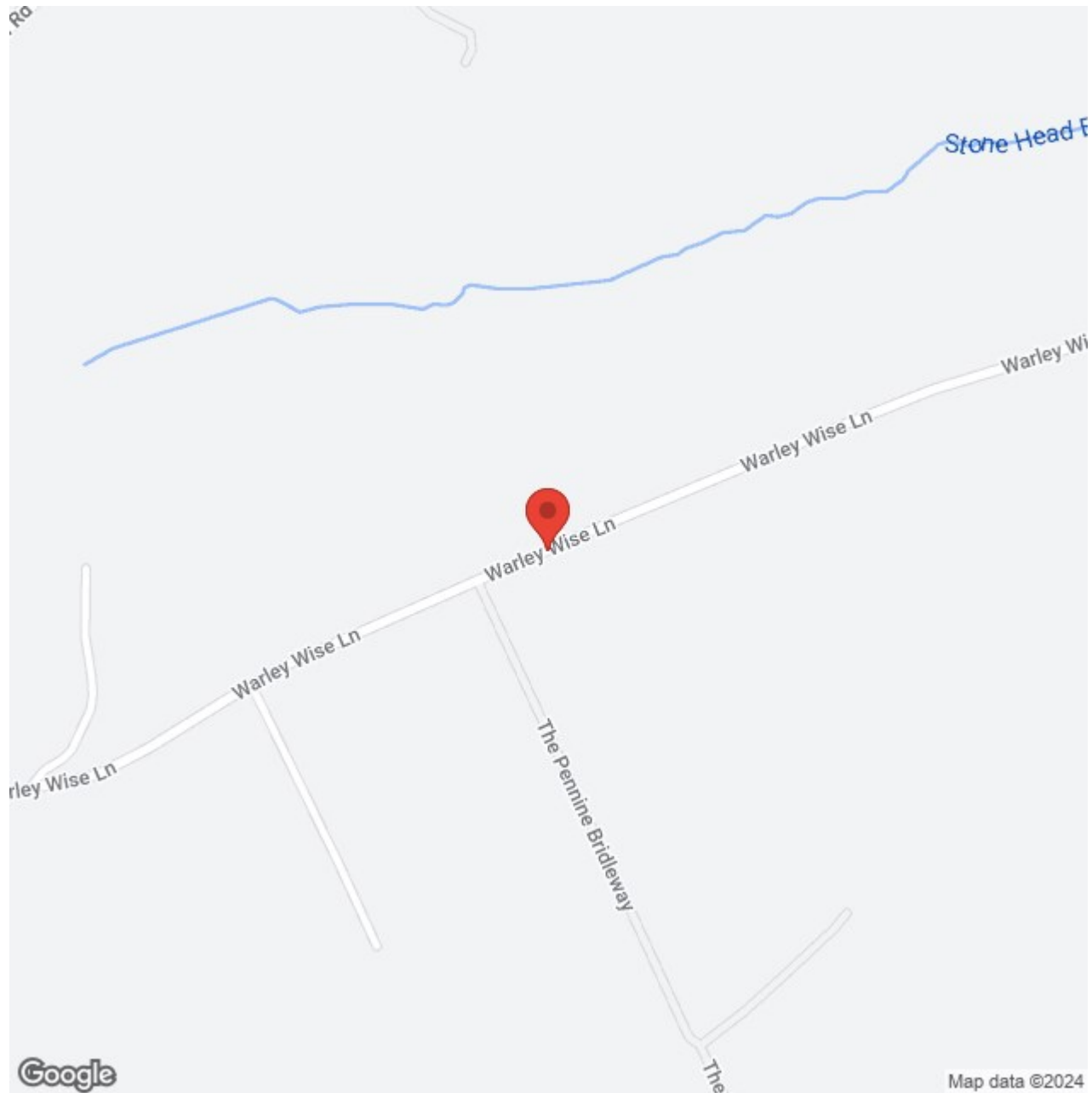
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## Lancashire

Welcome to Knarrland Farm in the picturesque parish of Laneshawbridge! This stunning barn conversion offers a perfect sense of traditional living. As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone to enjoy. This semi-detached barn is set in a rural location, providing a peaceful and serene environment. The property sits on approximately 4 acres of land, including a 3 1/2 acre organic pasture field offering endless possibilities for outdoor activities and enjoying the beauty of nature. With planning permission for two three-bedroom dwellings, this property presents a unique opportunity for those looking to expand or develop further. The 3,205 sq ft of living space exudes character and warmth, making it a truly special place to call home. Parking is never an issue with a garage for up to 4 vehicles and parking for several vehicles on the driveway, ensuring convenience. Early viewings are advised.

### GROUND FLOOR

On the ground floor you will find:

#### UTILITY ROOM 12'0" x 7'0" (3.68m x 2.14m )

A useful utility room having exposed brick wall features, plumbing for a washing machine and a dishwasher, access to the solar panel control boxes and spring water treatment system and a composite door leading out to the front elevation and double glazed uPVC window.

#### KITCHEN 13'10" x 11'5" (4.23m x 3.49m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, space for an oven / grill, exposed wood ceiling beams, 1x central heating radiator, barstool area, inset sink with chrome mixer tap, breakfast island, space for an under counter fridge / freezer and uPVC double glazed window to the front elevation.

#### LIVING ROOM 21'6" x 10'5" (6.56m x 3.19m )

A family sized living room having space for settees, exposed stone wall, exposed wood ceiling beams, television point, wall feature stone fireplace with log burning multi-fuel stove running central heating and hot water, open exposed brick archway to dining room and wood frame window to the rear elevation.

#### DINING ROOM 14'4" x 9'6" (4.39m x 2.92m )

A spacious room having exposed stone wall feature, exposed wood ceiling beams, space for table and chairs, 1x central heating radiator, exposed wood archway to the living room and hallway, and a door leading through to the rear porch.

### PORCH TO THE GARDEN

Having exposed wood ceiling beams, exposed brick walls and wood frame window to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 13'8" x 12'7" (4.17m x 3.85m )

A bedroom of double proportions with space for wardrobes and drawers, exposed wood ceiling beam, exposed stone wall feature, 2x central heating radiators, doors to storage cupboard and uPVC double glazed window to the front elevation.

#### BEDROOM TWO 12'2" x 8'3" (3.72m x 2.54m )

A well proportioned bedroom having exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed window to the front elevation.

#### BEDROOM THREE 11'8" x 8'8" (3.56m x 2.65m )

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

#### BEDROOM FOUR 12'0" x 10'11" (3.66m x 3.34m )

bedroom of double proportions with exposed stone walls, exposed wood ceiling beams, space for wardrobes and drawers, 2x central heating radiators and wood frame window to the rear elevation.

### BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bathtub with shower over, part tiled splash back, pedestal sink with chrome mixer tap, low level w.c, exposed wood ceiling beams, exposed stone wall feature, 1x central heating radiator, air extraction fan, door to airing cupboard housing the hot water cylinder and 1x skylight.

### SECOND FLOOR / LANDING

On the second floor / landing you will find:

#### ATTIC ROOM ONE 17'10" x 11'5" (5.44m x 3.50m )

A spacious room with full lighting and electrics, ample space for storage, exposed wood ceiling beams and velux windows to the front and rear elevation.

#### ATTIC ROOM TWO 30'3" x 11'8" (9.23m x 3.58m )

Utilised as the service room having exposed wood ceiling beams and truss, Selkirk flue, housing cold water heavy tank and velux window to the rear elevation.

#### BARN 35'2" x 33'3" (10.73m x 10.14m )

Having planning for 2, 3 bedroomed dwellings. The barn door is approximately 9ft and the footprint of the barn is approximately 1,155 square foot.

### EXTERNALLY

Externally to the front elevation there is a large garage with ample space for off road parking for around 4x vehicles. To the rear elevation you will find a driveway, lawned area, mature trees, shrubs, flower beds, polytunnel area and 2x ponds. Approximately 4 acres of land, including a 3 1/2 acre organic pasture field at present used for

re-wilding. Ideal for relaxing during the Spring / Summer months. There is also a large glass reinforced plastic septic tank with a herringbone soak away.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/knarrland-farm>

### PRECISE LOCATION

What3words Link: <https://w3w.co/young.friend.listen>

### PLANNING PERMISSION

Pendle Planning Ref. No: 19/0073/AGD (Barn) & 19/0090/HHO (Conservatory)

### ADDITIONAL INFORMATION

Having pre approved planning for 5 stables on ex vegetable garden. You will also find 9 new system solar panels on the southerly roof. This property is within the catchment area for highly sought after local Laneshawbridge primary schools that have been rated outstanding by Ofsted reports and within the boundary for one of the best high schools in the area. Providing an easy commute to Skipton which offers well renowned grammar schools and also to the M65 and Manchester.

### 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.

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## OUTSIDE

Externally to the front elevation there is a large garage with ample space for off road parking for around 4x vehicles. To the rear elevation you will find a driveway, lawned area, mature trees, shrubs, flower beds, polytunnel area and 2x ponds. Approximately 4 acres of land, including a 3 1/2 acre organic pasture field at present used for re-wilding. Ideal for relaxing during the Spring / Summer months. There is also a large glass reinforced plastic septic tank with a herringbone soak away.







Ground Floor



Floor 1



Floor 2

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

3205.75 ft<sup>2</sup>


297.82 m<sup>2</sup>

Reduced headroom

148.44 ft<sup>2</sup>

13.79 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.





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