







BB9 6QN

## The Coach House, Wheatley Lane Road, Barrowford

### £150,000

- Approved conversion of existing Coach House into a detached 3-bedroom dwelling
- Located within a designated Conservation Area
- Off-road parking for 2 cars
- Private garden
- Walking distance to Barrowford village
- A unique opportunity to blend period charm with contemporary living

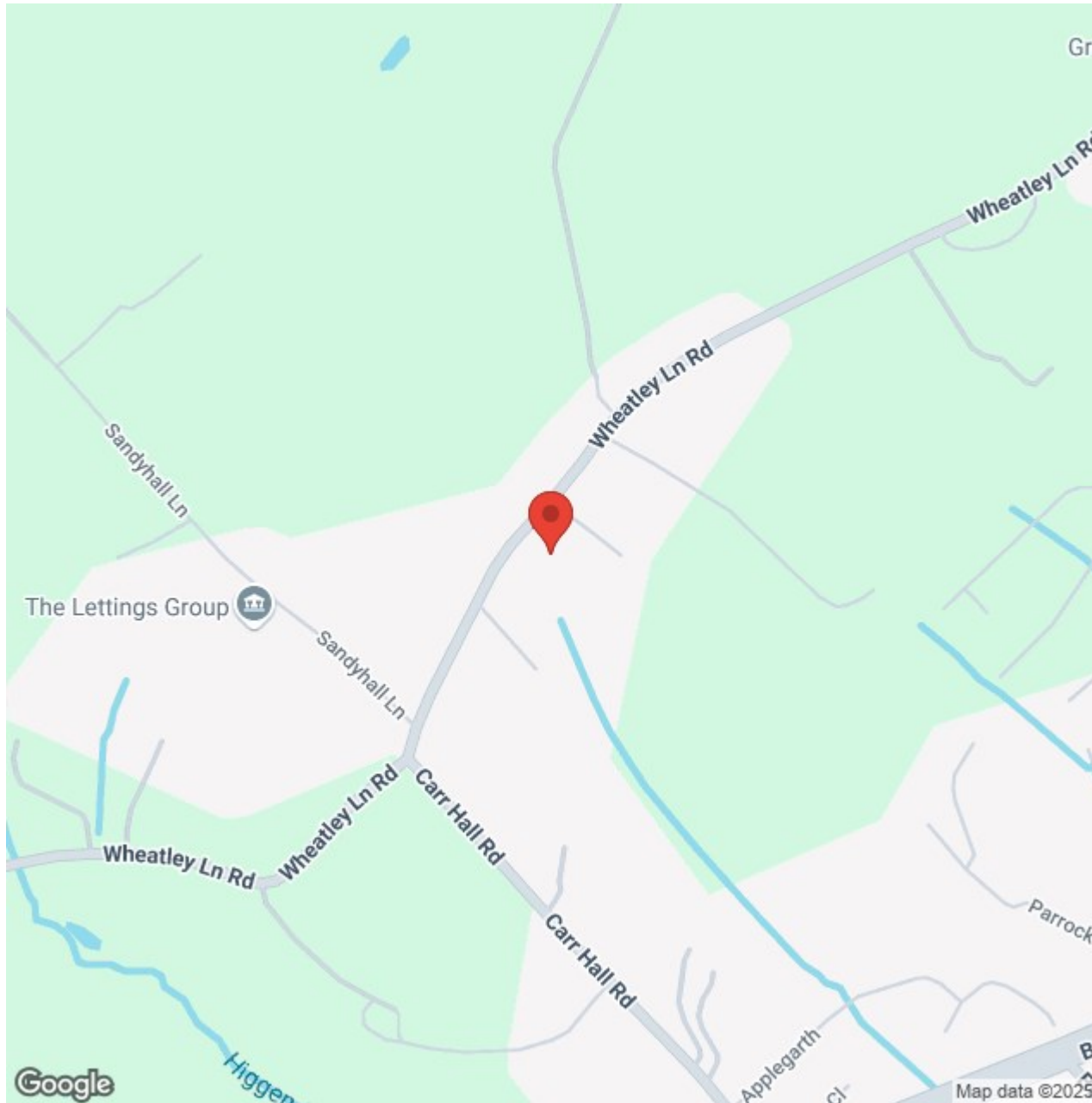
A rare and exciting conversion opportunity to create a unique three-bedroom detached residence in the heart of Barrowford. The Coach House, located on the highly sought-after Wheatley Lane Road, forms part of the Carr Hall and Wheatley Lane Conservation Area and has been recognised as a building that makes a "special contribution to the character and appearance of the area."

With full planning permission granted, the approved scheme offers the chance to transform this attractive former Coach House into a beautifully appointed home with three double bedrooms, multiple living spaces, a private garden, and off-road parking.















## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

LIVING ROOM 17'1" x 10'8" (5.21m x 3.27m)

KITCHEN / DINING ROOM 16'4" x 12'0" (5.00m x 3.66m)

OFFICE / STUDY 9'2" x 6'5" (2.80m x 1.97m)

GROUND FLOOR WC 4'3" x 4'3" (1.30m x 1.30m)

UNDER STAIRS STORAGE 4'3" x 4'3" (approx) (1.30m x 1.30m (approx))

#### FIRST FLOOR / LANDING

BEDROOM ONE 17'1" x 10'8" (5.21m x 3.27m)

EN SUITE 9'2" x 4'3" (2.80m x 1.30m)

BEDROOM TWO 11'8" x 9'8" (3.56m x 2.97m)

BEDROOM THREE 9'6" x 9'2" (2.92m x 2.80m)

FAMILY BATHROOM 9'2" x 4'3" (2.80m x 1.30m)

### LOCATION

Situated on the ever-desirable Wheatley Lane Road, The Coach House enjoys a prime position in the heart of Barrowford, one of Pendle's most sought-after villages. Surrounded by charming period homes, countryside walks, and a vibrant community, this location perfectly balances tranquillity with convenience. Barrowford offers a range of boutique shops, stylish cafés, acclaimed restaurants, and excellent schools, all within walking distance. For commuters, the M65 motorway is just a short drive away, providing easy access to Manchester, Preston, and beyond—making this an ideal setting for professionals and families alike.

### PUBLISHING

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## OUTSIDE

As per the approved plans, The Coach House offers the exciting potential to be transformed into a beautifully appointed detached home, complete with a private garden and off-road parking for two vehicles.

Currently a characterful outbuilding with charming architectural features, the proposed scheme includes a block-paved driveway, enclosed garden space, and gated access—perfect for creating a peaceful and private setting. The building's attractive period façade, including its pitched roof and striking bay window, adds to the unique charm and kerb appeal. This is a rare opportunity for a buyer to bring a stunning vision to life, with all the key planning consents already in place.













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