

## Spring Grove Barn, Spring Grove, Colne

OFFERS IN THE REGION OF £624,950











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- Stunning barn conversion with character features
- Three spacious double bedrooms
- Bespoke kitchen with Belfast sink & range cooker
- Underfloor heating throughout the ground floor
- Beautiful tiered gardens with open countryside views
- Ample off-road parking & peaceful rural setting

Welcome to Spring Grove Barn — a stunning, character-filled barn conversion nestled in the peaceful outskirts of Colne. This exceptional three-bedroom residence blends rustic charm with contemporary elegance, offering stylish, spacious living across two beautifully finished floors. From exposed wooden beams and underfloor heating to a bespoke kitchen and elevated gardens, every detail has been thoughtfully considered.

Boasting a bright, open-plan layout, the ground floor features a sociable living area with log-burning stove, exposed beams and patio doors, perfect for hosting or unwinding in style. The heart of the home is the country-style kitchen, complete with a Belfast sink, breakfast bar, and range cooker. There's also a snug, ideal as a second lounge or home office, and a spacious double bedroom with en-suite.

Upstairs you'll find two further double bedrooms, a luxurious family bathroom with freestanding roll-top bath, and vaulted ceilings with Velux windows, flooding the space with natural light.

Externally, the property enjoys an extensive driveway, multiple patio areas, beautifully landscaped tiered gardens, and stunning open views of the surrounding countryside. A true hidden gem, this home is as peaceful as it is practical — with oil central heating and underfloor heating throughout the ground floor













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## GROUND FLOOR

On the ground floor you will find:

### LIVING ROOM 5.53m x 8.81m (18'1" x 28'10")

A bright and airy living space, open to the kitchen having wood flooring, space for settees, television point, log / coal burning stove, exposed wood ceiling beams, space for a dining table and chairs, recessed LED spotlights, composite double glazed window to the front and side elevation and patio doors leading out to the front.

### KITCHEN 5.53m x 8.81m (18'1" x 28'10")

Ideal for hosting this spacious kitchen has a range of fitted wall and base units with contrasting worktops, Belfast sink with chrome mixer tap, integrated dishwasher, plumbing for a washing machine, space for a tumble dryer, electric range cooker with extractor hood above, breakfast bar with space for barstools, space for a freestanding fridge / freezer, exposed wood ceiling beams,

### INNER HALLWAY

With wood flooring, under stairs storage cupboard, recessed LED spotlights, smoke detector, stone steps leading to the kitchen and an oak staircase leading up to the first floor / landing.

### BEDROOM ONE 2.95m x 2.86m (9'8" x 9'4")

A bedroom of double proportions with space for drawers, recessed LED spotlights, door to en-suite, composite double glazed window to the rear elevation and frosted window to the side elevation.

### EN-SUITE

A modern three piece en-suite shower room comprising of: tiled flooring, tiled splash back, shower cubicle, rain fall shower head, sink in vanity unit with chrome mixer tap, push button w.c, recessed LED spotlights and an air extraction fan.

### SNUG ROOM 4.05m x 3.75m (13'3" x 12'3")

A cosy sitting room with space for settees, television point, recessed LED spotlights, airing cupboard and windows to the rear elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find oak wood flooring, integrated storage cupboards, 1x cast iron radiator, recessed LED spotlights, smoke detector and velux window to the side elevation.

### BEDROOM TWO 2.42m x 3.80m (7'11" x 12'5")

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and composite double glazed window to the front elevation.

### BEDROOM THREE 2.93m x 3.73m (9'7" x 12'2")

Yet again a bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and composite double glazed window to the rear elevation.

### BATHROOM

A beautifully presented three piece bathroom suite comprising of: a freestanding roll top bath, pedestal sink with chrome mixer tap, low level w.c, heated chrome towel rack, recessed LED spotlights, air extraction fan and velux window to the side elevation.

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#### EXTERNALLY

Externally to the front elevation there is an extensive driveway providing ample space for off road parking, a two tier elevated garden having a meticulously maintained laid lawn and flagged patio area with space for garden furniture and there is a further patio area which is decked out. With a storage shed, potting shed, and wood store area to cater to all your needs, alongside the mature trees, shrubs and beautiful flowerbeds creating a tranquil atmosphere. Offering stunning countryside views, this is a true hidden gem.

#### BOOT ROOM / OFFICE ROOM 2.16m x 2.75m (7'1" x 9'0")

Having ample space for storage, part panelled walls, door to w.c, wood frame door and velux window to the front elevation.

#### WC

Comprising of fully tiled flooring and walls, low level w.c, ceramic sink, air extraction fan and recessed LED spotlights.

#### WORK SHOP 4.70m x 2.27m (15'5" x 7'5")

Currently utilised as a work shop having ample space for storage.

#### ADDITIONAL INFORMATION

The property has oil central heating, with underfloor heating running throughout the full ground floor.

#### PRECISE LOCATION LINK

<https://w3w.co/buddy.adjust.highbrow>

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/spring-grove-barn>

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

1420.95 ft<sup>2</sup>

132.01 m<sup>2</sup>

Reduced headroom

0.59 ft<sup>2</sup>

0.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



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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