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## Barley Green Mill, Barley Green, Barley

### Offers In The Region Of £359,950

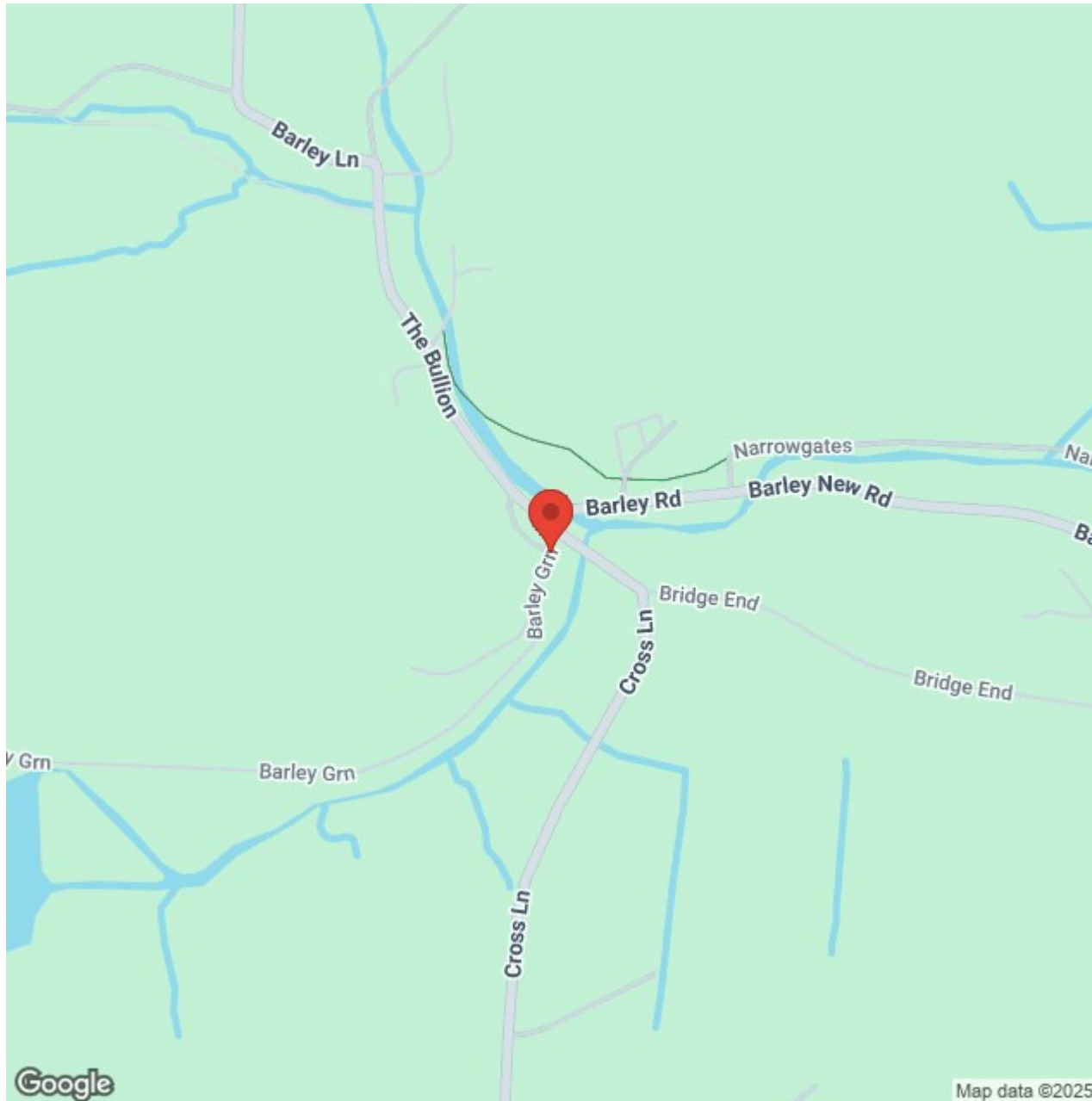
- Character mill conversion in sought-after Barley village
- Three bedrooms (principal bedroom with ensuite)
- Bright living room with exposed brick chimney and stove
- Stylish dining kitchen with door to the rear sun terrace
- Separate utility room and ground-floor WC
- Detached single garage (plus off-road parking)
- Low-maintenance rear courtyard/sun terrace
- Beautiful open countryside outlook and superb local walks

Set within the highly sought-after Barley Green Mill development at the foot of Pendle Hill, this beautifully presented three-bedroom home blends period character with modern living. Features such as arched mullion windows, exposed brickwork and a striking chimney breast with stove are paired with a well-planned layout that includes a bright living room, a stylish dining kitchen with direct access to the sun terrace, a separate utility room and a ground-floor WC.

Upstairs, the principal bedroom enjoys fitted wardrobes and an ensuite shower room, complemented by two further bedrooms and a modern family bathroom. Externally, the property offers a low-maintenance rear terrace, detached garage and private parking, with open greenery to the front. Located in the heart of Barley village, with its pubs, tea rooms and countryside walks on the doorstep, this is a rare opportunity to acquire a characterful home in a truly special setting.













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### GROUND FLOOR

#### ENTRANCE HALLWAY

Welcoming hall with full-height glazed door and sidelights framing the green outlook. Flagged flooring, space to sit & de-boot, staircase to first floor, and doors to the WC and living room.

#### GROUND FLOOR WC / CLOAKS

Contemporary two-piece suite with wash basin and WC, finished with modern tiling.

#### LIVING ROOM 13'7" x 20'3" (4.15m x 6.19m)

A generous reception room with a feature exposed brick chimney breast and stone lintel housing a stove, wood-effect flooring, picture window to the front elevation and a glazed double door into the dining kitchen.

#### DINING KITCHEN 9'8" x 12'4" (2.95m x 3.77m)

Shaker-style cabinetry with contrasting dark worktops and stainless-steel splashback, inset sink, five-burner gas hob with hood, twin ovens and integrated appliances as

pictured. Space for a family dining table. Window and glazed door to the rear sun terrace, perfect for indoor-outdoor entertaining.

#### LAUNDRY ROOM 6'7" x 5'1" (2.03m x 1.56m)

Off the kitchen. Fitted units and shelving, work surface with inset sink, plumbing for laundry appliances and useful additional storage.

#### UNDER STAIRS STORAGE

#### FIRST FLOOR / LANDING

Gives access to all bedrooms and the family bathroom.

#### BEDROOM ONE 10'3" x 15'7" (3.14m x 4.77m)

Positioned to the front with striking arched mill windows (with shutters) and a rooflight drawing in extra daylight. Fitted wardrobes. Door to:

#### ENSUITE SHOWER ROOM

Smartly tiled with large shower enclosure (rainfall head and handset), pedestal wash basin, WC and heated towel rail.

#### BEDROOM TWO 6'11" x 12'6" (2.11m x 3.82m)

Set to the front with feature arched windows and rooflight; includes a built-in storage cupboard. Ideal child's room or generous study.

#### BEDROOM THREE 9'6" x 8'11" (2.92m x 2.73m)

A comfortable double to the rear with ample space for wardrobes and bedroom furniture.

#### BATHROOM

Modern three-piece suite comprising panelled bath with overhead rainfall shower and screen, pedestal wash basin and WC. Neutral tiling and heated towel rail.

#### LOCATION

Barley is a highly desirable village nestled beneath Pendle Hill, surrounded by breathtaking countryside and renowned walking routes. Everyday amenities, village pubs and tearooms are close by, with convenient links to Barrowford, Clitheroe and the wider Pendle/Ribble Valley.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/barley-green-mill>

#### PUBLISHING

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## OUTSIDE

### Rear Sun Terrace

A private, low-maintenance flagged terrace with decorative screening and stone retaining wall, enjoying a lovely open aspect up the hillside — an ideal space for morning coffee or evening dining.

### Parking & Garage

Detached single garage – 8'7" x 17'1" (2.63 x 5.21 m) — located within the development, together with off-road parking.

### Front

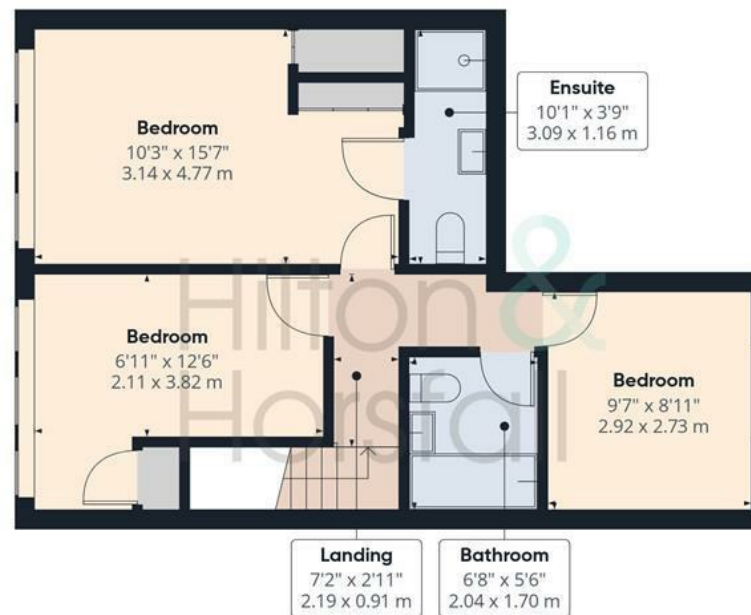
Attractive stone façade with arched windows and a small railed forecourt setting the house nicely back from the lane and across from open greenery.



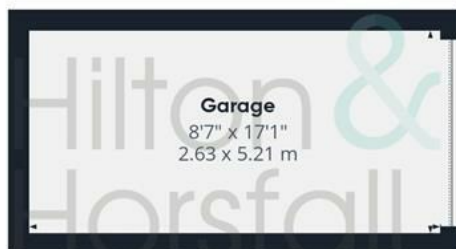




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1135 ft<sup>2</sup>

105.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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