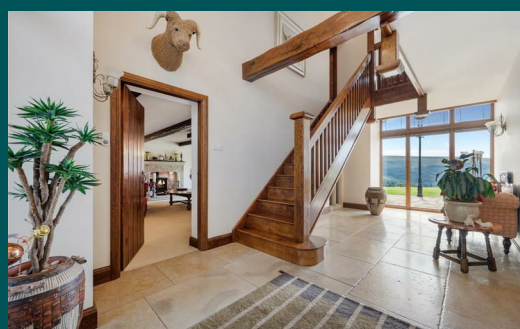


Because life is

Petty  
Real™

Merrill Head Farm Long Causeway  
Cliviger  
Burnley  
BB10 4RR



For Sale

£1,700,000

- Six Double Bedrooms
- Envious Position
- Haybarn/Machinery
- Stable Block with Planning Permission
- Set over 5,000 Sqft

- Overlooking Cliviger Gorge
- Solid Oak Fittings Throughout
- Two Acre Paddock
- Garage Block
- Extensive Driveway



Enter onto the extensive driveway which can easily accommodate 10 cars and from here you can access the garage block and stables. The garage block houses a double garage and a single garage along with an additional room currently used as an office space with WC and kitchenette. Past the garages is access to the stable block comprising 4 stables, tack room/workshop and also additional hay store and muck heap encompassing everything you need to look after horses.

From the main house, to the garage block, to the stables - you are completely undercover so you can avoid any unpleasant weather when getting home or heading out to attend to the horses.

The stable block also has planning permission in place to be converted into a detached dwelling with 3 double bedrooms with designs boasting a full glass front to fully enjoy the stunning view.

Now to the main house - through the front door you enter into the entrance hallway and are immediately greeted by the impressive solid oak staircase. Additionally there is a large window opposite, letting light flood in and again allows perfect opportunity to admire the view. To the left is the lounge, a spacious room with feature fireplace and cast iron eifel stove.

Opposite you come to a handy downstairs WC, utility room with a back door and comprises units matching the kitchen, a sink and can accommodate two washing machines and a dryer. Then you come to the snug, perfect for cosy evenings in front of the fire and features timber beams from the original barn.

Finally you come to the kitchen diner which also leads through to the sun room. The large kitchen diner has plenty of space with many features including an AGA, Belfast sink, island and space for a large dining table. The sun room has windows spanning the length of the room, perfect for enjoying a morning coffee whilst taking in the spectacular views.

Millerhead Farm, Cliviger  
Total Approx. Floor Area 7513 Sq.ft. (698.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T.

[Burnley.sales@pettyreal.co.uk](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)