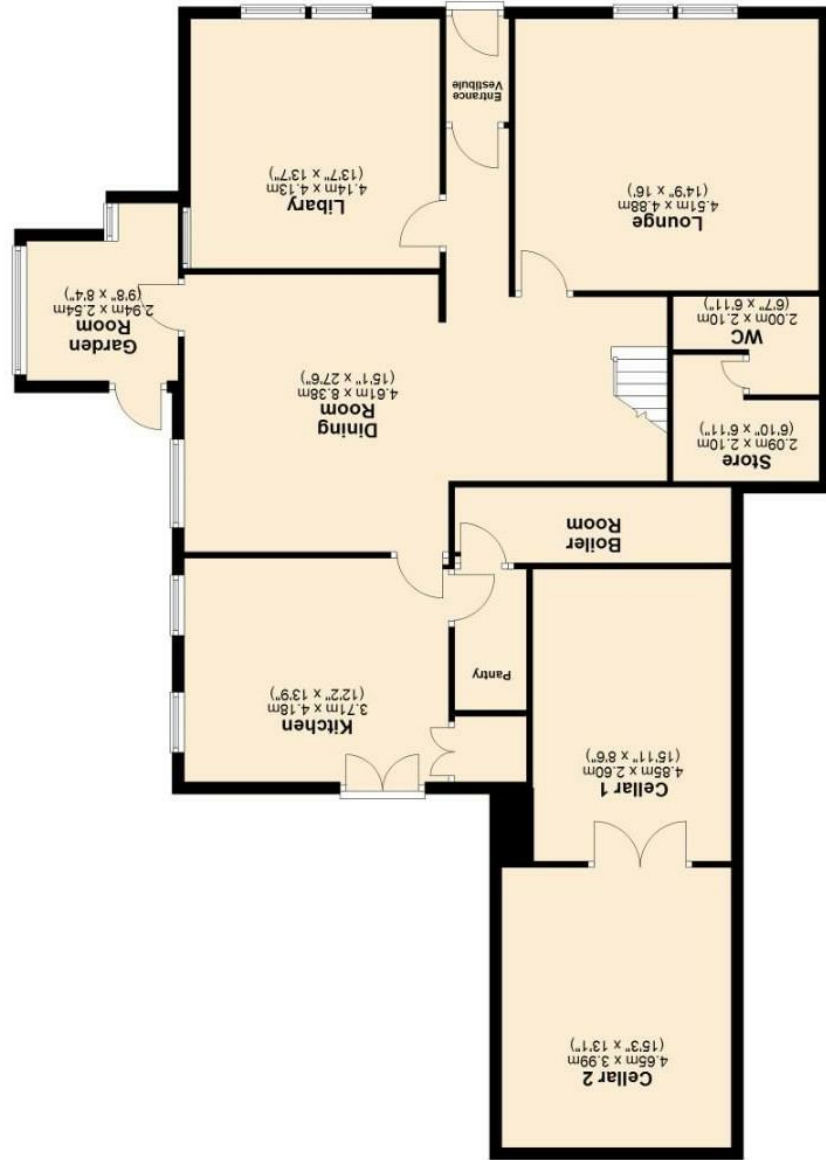
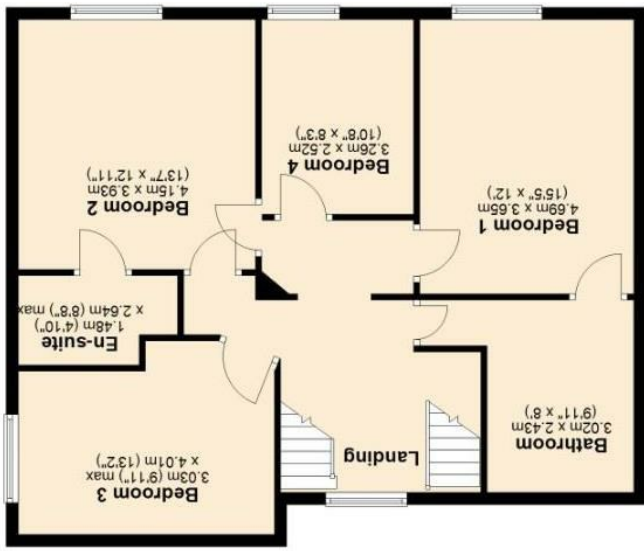
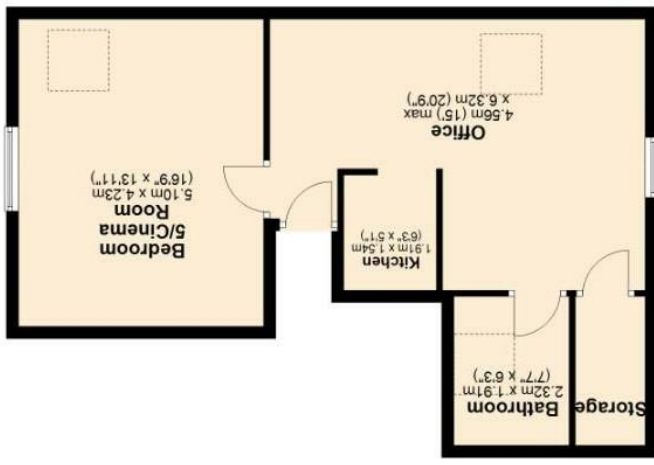




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Petty RealTM

Price £485,000



The Old Earth House
33 Newchurch Village

Newchurch-In-Pendle
BB12 9JR



Council Tax Band: E



Stunning Georgian stone built property in the heart of Pendle witch country offering family sized living accommodation.

Description

This imposing stone-built house, measuring approximately 3201 sq ft, occupies a wonderful elevated position overlooking the village square in the picturesque rural village of Newchurch-in-Pendle. The property enjoys stunning views of the Forest of Bowland, a designated Area of Outstanding Natural Beauty, and is situated in a much-favored and desirable location, overlooking open fields with beautiful outlooks. Dating back to circa 1800, this house has a rich local history, originally serving as a farmhouse and later as the local public house 'The Lamb Inn.' It has also functioned as a bed & breakfast and has undergone extensive renovations by the current owners, transforming it into a beautiful home finished to the highest standards.

The ground floor features a welcoming hallway that flows openly into the dining room area, providing access to three reception rooms and a W/C. The dining area has doors leading to both the kitchen and the garden room. The kitchen boasts double doors that open to a walled garden and seating area, and it also provides access to a pantry which leads through to a large storage space/cellar. The reception rooms are versatile and can be adapted for various uses, whether as a cozy family living area, a formal lounge, or a playroom for children. High ceilings and large windows throughout the ground floor create a sense of space and light, enhancing the home's welcoming ambiance.

The first floor comprises four double bedrooms and a family bathroom. The primary bedroom includes its own en suite facility, offering a touch of luxury. Each bedroom is generously sized, with ample storage and stunning views of the surrounding countryside. A staircase from the first floor leads to the second floor, which features a spacious office space with doors to a kitchenette, a three-piece bathroom, and a further attic room, currently used as a cinema room. This versatile layout offers the potential for up to six bedrooms, accommodating the needs of a growing family or providing ample space for guests. The office space is ideal for those working from home, offering privacy and a quiet environment away from the main living areas.

Externally, the property is equally impressive. It includes an enclosed paved patio area surrounded by mature shrubbery, perfect for outdoor entertaining and relaxation. To the side and rear, there is a detached garage, a grassed area, and a driveway providing off-road parking. The front of the property features an enclosed courtyard with bedding areas and a flagged pathway leading to the entrance door, creating a welcoming approach. The garden areas are well-maintained, offering a tranquil retreat. The detached garage and driveway ensure ample parking space, a valuable asset in this desirable location.

This stunning family home combines historical charm with modern luxury in a sought-after rural setting. Its extensive renovations, spacious accommodation, and beautiful surroundings make it an exceptional property in Newchurch Village. Don't miss the opportunity to acquire this remarkable home, where history meets contemporary living. With its blend of character features and modern amenities, it is perfect for those seeking a peaceful yet convenient lifestyle in a beautiful part of the countryside.

View more about this property online....

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