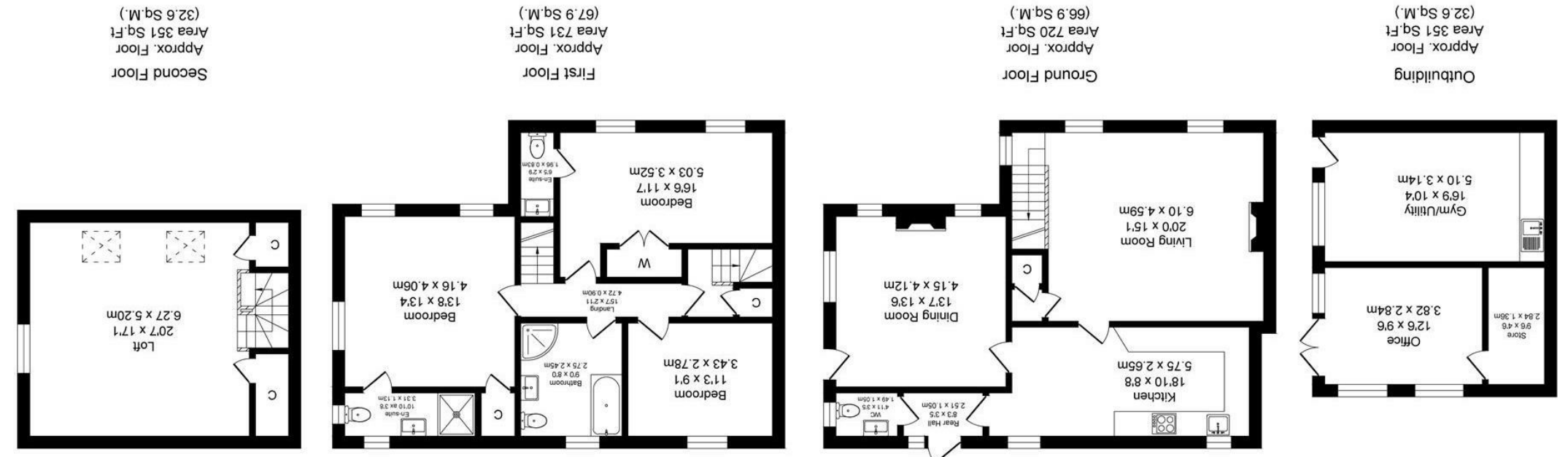




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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.

Deep Clough Cottage, Barley
Total Approx. Floor Area 2153 Sq.ft. (200.0 Sq.M.)



£560,000



Deep Clough Cottage

Barley
BB9 6LQ



Council Tax Band: E



Stunning semi detached cottage with beautiful views located at the foot of Pendle hill. Extending to over 2100 sqft this would make an ideal home for a family.

Description

Deep Clough Cottage is a distinctive period semi detached cottage situated in a spectacular elevated position with surrounding panoramic open views to the front. Nestled under Pendle Hill in an Area of Outstanding Natural Beauty this property has been tastefully refurbished and maintained over recent years and forms a superb family house with high quality fixtures and fittings. 'The property is approximately one mile outside of Barley and accessed by way of a private farm track which is currently in need of some remediation given the exceptionally wet weather'

The owners are currently having high quality period, sash windows and composite doors throughout the house and updated external pictures will be provided when work finishes in early November.

Extending to approximately 2,100 sq ft the property offers spacious four bedroom accommodation. Which briefly comprises the ground floor, well proportioned dining room, spacious living room, fully fitted kitchen with appliances, rear hall and downstairs two piece cloak room. On the first floor is the master bedroom with walk-in wardrobe and en-suite bathroom, second bedroom with fitted wardrobes with en-suite wc, bedroom three with fitted wardrobes and a modern house four piece bathroom. To the second floor is a large attic fourth bedroom.

Externally the property has formal gardens and there is parking for several vehicles. To the side and rear are gardens mainly laid to lawn and detached garden room used as an office and gym/utility room.

Externally to the front is a tarmac driveway and open aspect views. To the rear is a mainly lawned garden with a paved seating area, stream, mature flower beds & shrubbery and views of Pendle Hill and the surrounding countryside. The detached garden room which is separated into two rooms. One of the rooms is utilized as a home gym/utility room which has plumbing for automatic washing machine & tumble dryer. The second room is used as a home office.

For those enjoying rural living, this is a must-view home and is accessed by the Lower Ogden reservoirs around Barley Hill. More specifically leaving Barley towards the Ogden reservoirs at the side of the Village Hall proceed up the tarmac road, partway along the Lower Ogden reservoir turning right into then a gravelled track that leads to Deep Clough Cottage.

This is an ideal rural retreat and for those working the busy life in Manchester, Leeds and Preston the M65 motorway is within a fifteen-minute drive enabling all the major cities of the North West to be easily commutable.

The village of Barley is within walking distance via the public footpaths in the fields immediately to the front of the property and Pendle Hill is literally 'on the doorstep'. Within the immediate vicinity are a number of similar farm and barn conversions creating a small hamlet with the convenience of neighbours being on hand.

Rear Hall

With tiled flooring, central heating radiator, UPVC double glazed window, cloaks and access to:

WC

With tiled flooring, central heating radiator, UPVC double glazed frosted glass window, extractor fan, pedestal sink and low level w.c.

Living Room

A spacious well proportioned room, three double glazed windows with open aspect views, wood burner set within a stone feature fireplace, ceiling beams, television point, stone feature wall, staircase to the first floor, telephone point and two radiators

Kitchen

Offering a range of wall and base units, contrasting work surfaces, wood effect flooring, integrated dishwasher, Belfast sink with chrome taps, 2x uPVC double glazed windows with stone sills, integrated fridge/freezer, wine cooler, under counter spot lights, tiled splash backs, Rangemaster stove, extraction fan over, breakfast bar.

Dining Room

A family sized room with a uPVC double glazed door, three double glazed windows with open aspect views, wood burner set within a feature fire place with stone surround,, ceiling beams.

First floor landing

Bedroom one

Spacious double room with walk in wardrobe, three UPVC double glazed windows with open aspect views, ceiling beams, central heating radiator.

Ensuite

Fully tiled flooring and walls, chrome wall mounted radiator, 1x wall light, push button w.c, pedestal sink, vanity mirror with charging port, double shower cubicle with rainfall shower head, 2x uPVC double glazed frosted glass windows and extractor fan.

Bedroom two

Spacious double bedroom with two radiators, two UPVC double glazed windows to the front elevation with views of the open fields, ceiling beams fitted wardrobes. Ensuite with wc & vanity sink unit.

Bedroom three

A well proportioned room with 1x uPVC double glazed window with stone sills, 1x radiator, ceiling beams, recessed spot lights, fitted wardrobes and a desk.

House bathroom

A stunning 4-piece bathroom suite comprising of: a panelled bath with chrome taps and shower head attachment, low level w.c, vanity sink with cupboards, shower cubicle, wood effect flooring, partially tiled walls, 1x radiator, extractor fan and 1x uPVC double glazed frosted glass window to the rear elevation.

Attic bedroom four

A spacious room with 2x velux windows with black out blinds, 1x uPVC double glazed window with stone sills to the side elevation, ceiling beams, 2x radiators and storage in the eaves.

Externally

Externally to the front is a tarmac driveway and open aspect views. To the rear is a mainly lawned garden with a paved seating area, stream, mature flower beds & shrubbery and views of Pendle Hill and the surrounding countryside. The detached garden room which is separated into two rooms. One of the rooms is utilized as a home gym/utility room which has plumbing for automatic washing machine & tumble dryer. The second room is used as a home office.

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