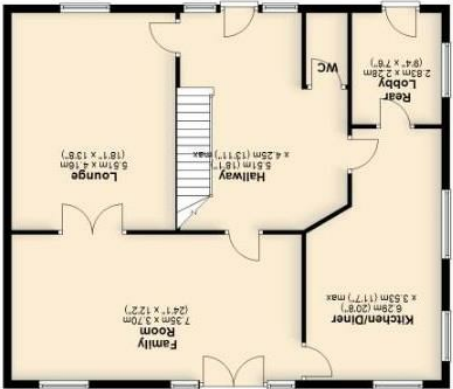
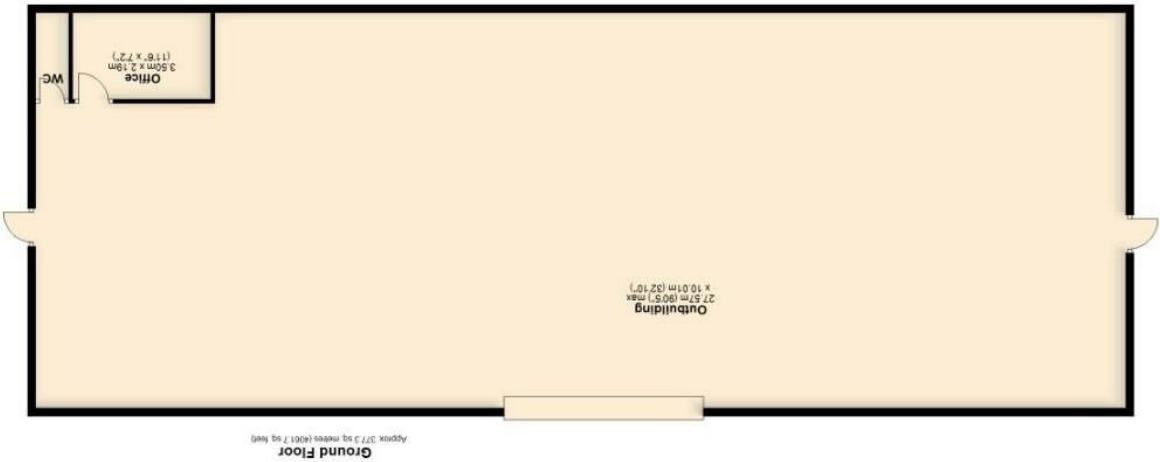
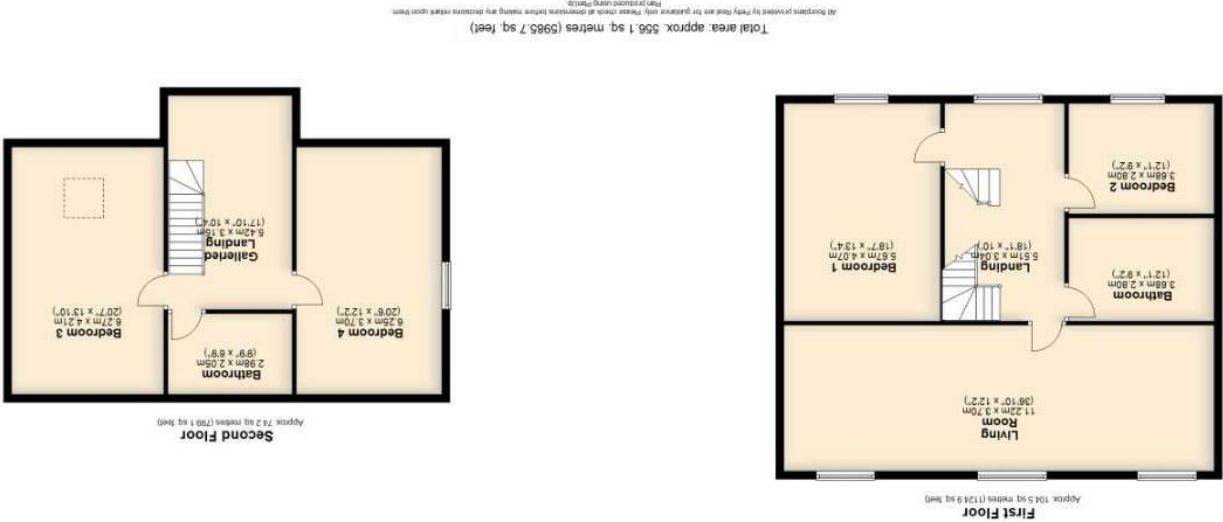


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property.

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£750,000



East Pasture Barn Pasture Lane

Barrowford
BB9 6QX

4 2 3

Council Tax Band: E



East Pasture Barn in Barrowford is an exceptional four-bedroom family residence set within 12 acres of picturesque countryside, offering a perfect blend of modern comfort and rural charm. This immaculately presented home features substantial gardens, a large 27.5m x 10m outbuilding.

Description

Nestled in the picturesque countryside of Barrowford, East Pasture Barn is an impressive four-bedroom family residence offering a perfect blend of character, modern luxury, and extensive outdoor space. Set within 12 acres of land, this immaculately presented home provides generous living accommodation, substantial gardens, and a large 27.5m x 10m outbuilding, making it ideal for those seeking a rural retreat with ample space for equestrian or agricultural pursuits.

Upon entering the home, you are welcomed into a spacious hallway that sets the tone for the quality and style throughout. The ground floor boasts a cloakroom, a generous lounge featuring double doors that open into a fantastic second reception room, perfect for entertaining or additional relaxation space. The reception rooms are well-appointed, offering a seamless flow between living areas while maintaining a cosy and inviting atmosphere.

The stunning kitchen/diner is the heart of the home, fitted with high-quality cabinets, fixtures, and ample workspace. Designed for both style and practicality, it provides plenty of room for family meals and social gatherings. The kitchen also benefits from integrated appliances and elegant worktops, making it a functional and aesthetically pleasing space. A separate utility room adds convenience, providing additional storage and laundry facilities while keeping household essentials neatly tucked away.

The first floor accommodates two generously sized bedrooms, each beautifully presented and offering plenty of natural light. The family bathroom serves this level, featuring high-quality fixtures and a contemporary design. Each bedroom provides ample space for furnishings, making them comfortable and practical for family members of all ages. A well-appointed reception room/lounge on this level provides a versatile space that could serve as a sitting area, home office, or additional family room.

The second floor extends the living space further, with two additional well-proportioned bedrooms and a second bathroom. This layout is ideal for growing families or for those who require dedicated guest accommodation. The second-floor bedrooms offer impressive views over the surrounding countryside, enhancing the tranquil atmosphere of the home.

Externally, East Pasture Barn continues to impress. The property benefits from gated access to both the front and side, ensuring privacy and security. To the rear, the landscaped garden offers a serene outdoor space, ideal for relaxation or alfresco dining.

The additional garage and ample parking space provide convenience for multiple vehicles, making this home highly practical for families with several cars or visitors. The large driveway ensures easy access and maneuverability, further adding to the home's functionality.

A standout feature of this property is the extensive land and outbuilding. The substantial 27.5m x 10m structure offers exceptional versatility, suitable for a range of uses including stabling, storage or home workshops. With 12 acres at your disposal, the possibilities are endless, whether for equestrian activities, hobby farming, or simply enjoying the open countryside.

Situated in the desirable Barrowford area, East Pasture Barn combines the tranquillity of rural living with excellent accessibility to local amenities, reputable schools, and major transport links. The village of Barrowford is known for its charming atmosphere, offering a range of independent shops, cafes, and restaurants. The property is also well-connected to nearby towns, making commuting or travel easy.

Viewing is highly recommended to fully appreciate the exceptional standard, space, and potential that this unique family home has to offer. Whether seeking a spacious countryside residence, a property with land for outdoor pursuits, or a home with excellent development opportunities, East Pasture Barn is an outstanding choice for discerning buyers.

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