

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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Price £725,000



Dam Head Barn Blacko Bar Road

Roughlee
BB9 6NX

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Council Tax Band: G



Dam Head Barn is a charming semi-rural property nestled in the picturesque hamlet of Roughlee. This beautifully converted barn blends character features with modern comforts, providing an idyllic retreat in a peaceful location.

Description

Dam Head Barn is a beautifully presented semi-detached barn conversion located in the picturesque village of Roughlee, nestled within the heart of Pendle's Area of Outstanding Natural Beauty. This exceptional property combines rustic charm with contemporary living, enjoying an idyllic semi-rural setting with panoramic views over the surrounding countryside.

Sympathetically converted to retain its original character, the barn showcases a wealth of period features including exposed timber beams, stonework, vaulted ceilings, and traditional windows. These are complemented by tasteful modern additions that ensure the property is both functional and stylish, offering comfortable living across two floors with a mezzanine level.

The main living room is a truly impressive space with soaring ceilings and exposed roof trusses, creating a sense of grandeur and openness. A focal point multi-fuel stove is set into a stone fireplace, while large French doors open out to the rear garden, bathing the room in natural light. A striking mezzanine floor overlooks this space, offering a versatile area perfect for a home office, reading nook, or additional lounge area.

The heart of the home is the spacious dining kitchen, fitted with a range of modern shaker-style units, integrated appliances, and ample work surfaces. A charming window offers lovely views of the countryside beyond, while the room easily accommodates a family dining table, making it ideal for both everyday meals and entertaining.

A separate ground floor laundry room provides convenient utility space and additional storage, tucked away to ensure the main living areas remain clutter-free. Also on the ground floor is a generous fourth bedroom, complete with its own modern en-suite shower room—perfect as a guest suite, home office, or accommodation for a dependent relative.

Upstairs, the property offers three further double bedrooms, all with their own unique character and charm. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary house bathroom featuring quality fixtures and fittings.

Externally, Dam Head Barn features a private rear garden with a paved patio area, offering a peaceful outdoor space for dining, relaxing, and entertaining. The front of the property includes a gravelled driveway providing off-road parking for multiple vehicles and a well-maintained lawned garden with outdoor seating area and pizza oven.

Roughlee is a highly sought-after village, loved for its scenic beauty, walking trails, and strong sense of community. Despite its peaceful setting, the property is conveniently located close to the amenities of Barrowford, Nelson, and the M65 motorway.

Dam Head Barn is a rare opportunity to purchase a distinctive and versatile family home in an outstanding rural location. Early viewing is strongly recommended.

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