

ANY
PART EXCHANGE
WELCOME



Cuckstool Lane

Fence, BB12 9NY

SHRIGLEY ROSE & CO

Bespoke Estate Agents



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Discover The Barn, New Laud Farm: A Hidden Gem in The Borough of Pendles Countryside

Nestled over the tops and down a quiet lane known as Cuckstool Lane, the exquisite The Barn, New Laud Farm awaits. This stunning property spans over 2.5 acres of serene rural countryside, offering a tranquil escape from the bustle of everyday life. Boasting a four-bedroom barn and a two-bedroom bungalow, this estate provides both luxury and versatility. As you drive through the charming automated gates into the cobbled private grounds, you're greeted by an impressive split level home dating back to 1847. Despite its quaint, stone cottage exterior, the barn's interior is a delightful blend of unique and stunning design coupled with latest technology. Once a swimming pool complex, this fully refurbished space is now a cleverly designed barn full of character, alongside a spacious, luxurious bungalow currently serving as a holiday let.

Entering the barn, you can choose between two distinct pathways. One route leads through a black picket-painted gate to a stable door and a boot room adjacent to the kitchen. The other entrance, a freshly painted green porch, features an original stained-glass door that opens into a large stone hallway, perfect for storage and access to a stylish downstairs WC and boiler room. Stepping onto the original herringbone parquet flooring, you'll be struck by the high ceilings and spacious atmosphere. The ground floor boasts a large entertainment room equipped with a pool table, a fully stocked bar, and a handmade dining table ideal for hosting guests. A Yamaha music system wired throughout ensures it's a perfect entertaining space.

The welcoming kitchen combines old-world charm with modern functionality. Beamed ceilings, a large Rangemaster with a six-ring induction hob, double ovens, a grill, a wine rack, an integrated dishwasher, and a fridge make this kitchen a culinary haven. Quartz and granite countertops, splashbacks, and a central island provide ample space for meal preparation, while a cosy table and chairs area is perfect for casual dining.

Beyond the kitchen, a spacious utility room and a feature-walled double bedroom on the ground floor offer convenience and comfort. The bedroom opens onto a cosy seating area, ideal for enjoying morning coffee with a view of the countryside.

Ascending the wooden staircase, you'll be captivated by a hanging chandelier and a spacious lounge area. This lounge, featuring boutique-style furnishings and an art deco interior, is warmed by an original stone hearth with a dual log burner. Adjacent to the lounge, a generous office space and bi-fold doors lead to a top patio area overlooking the main rear garden. Steps from the patio descend to a meticulously landscaped garden with mature bushes, fruit trees, and a gravel seating area perfect for balmy nights.

The second floor is a haven of relaxation, starting with a large landing area suitable for reading or seating. The high-spec family bathroom, tiled in Italian style, features a wet floor, a hidden shower area, a stunning curved bath, and a his-and-hers Heritage sink. A strategically placed mirrored TV and sound system, adds a touch of luxury, while a shelf for your drink of choice enhances the bathing experience. This floor also houses three more double bedrooms, each with its own unique style and ample natural light. One bedroom includes a stylish ensuite bathroom. The master bedroom, with fantastic panoramic views, a convenient ensuite, also features a secret entrance to a full dressing room hidden behind large fitted wardrobes. This dressing room includes abundant hanging and shelf space, a central quartz-top island and dressing table.







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The grounds of New Laud Farm also include "The Stables," a two-bedroom bungalow currently serving as a holiday haven. This bungalow boasts its own driveway, grounds, playground, and room for a hot tub. Inside, the bungalow offers a warm and cosy atmosphere with a large TV/snug area, two luxurious king-sized bedrooms with ensuites, and a spacious kitchen-diner with high vaulted ceilings and integrated Neff appliances. Outside, the breath-taking scenery includes views of Pendle Hill and surrounding fields where livestock roam. The estate also features woodland and an orchard, adding to its rural charm. Located in the heart of Pendle, an area famous for the Pendle Witches, the property is close to renowned pubs, eateries, and travel links. Just three miles from Barley village, it offers stunning views across Lancashire, Yorkshire, and even Wales on clear days, along with fabulous dog walks. Escape to view this fabulous property, effectively two homes in one, and experience a haven of delight that will exceed all expectations.



The Current Owners Love:

- The first thing that attracted me to the house in the first place was that it was a project and that it was close to Pendle Hill
- A diverse array of wildlife visits, and you can observe them in the expansive fields
- The panoramic views are stunning and the layout of the house makes it great for socialising

We Have Noticed:

- Such an expansive plot, great value for money
- The most fabulous of views from every direction, a real rural and peaceful location. A must see!
- The owner's taste in design and interior decor is fabulous. The stunning decor enhances the beauty of the gorgeous bungalow throughout





Key Features:

- Large plot including a 4 bedroomed Barn and 2 bedroom Bungalow
- Sought after rural location overlooking Pendle Hill
- The views are incredible
- The Bungalow could be and is currently a holiday let or Air bnb
- So much land surrounding these properties
- Located in the heart of Pendle not far from Barley Village
- Large rooms and the feeling of space throughout
- Exquisite interior decor
- A fabulous dressing room awaits in the large house
- A serene and tranquil atmosphere

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3821 Sq Ft

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

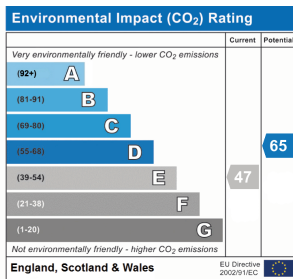
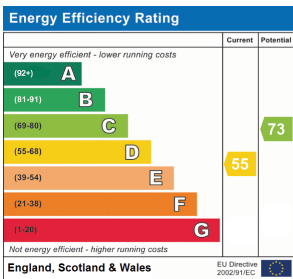
- Lounge
- Study
- WC
- Utility Room
- Bedroom Two
- Dining Room
- Kitchen/Breakfast Room

FIRST FLOOR

- Landing with Balcony
- Master Bedroom / Ensuite
- Dressing Room
- Bedroom Three / Ensuite
- Bedroom Four

- Bathroom
- ANNEX
- Bedroom One / Ensuite
- Bedroom Two / Ensuite

- Lounge
- Kitchen/Diner





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL: 3731 sq. ft
 FLOOR 1: 2303 sq. ft, FLOOR 2: 1428 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 54 sq. ft, BAY WINDOWS: 8 sq. ft, OPEN TO BELOW: 84 sq. ft

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline 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.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk