

BLACK MOSS NOOK
Accrington



COUNTRY LIVING *with a lifestyle to match*

Set behind electric gates on Kings Highway, Black Moss Nook is a substantial four-bedroom semi-detached barn conversion where character, generous proportions and thoughtfully designed living spaces come together to create a home of remarkable versatility. Occupying a peaceful position in this sought-after semi-rural setting, Black Moss Nook enjoys the tranquillity of its rural surroundings while offering a home that has been thoughtfully enhanced for contemporary living. Alongside beautifully proportioned accommodation, a detached leisure suite with an indoor swimming pool, gym, conservatory and shower facilities adds another dimension to everyday life, creating a home equally suited to entertaining, relaxation and wellbeing.

WELCOME *home*

Approached via electric gates, Black Moss Nook immediately makes a striking first impression. A generous block-paved driveway provides parking for numerous vehicles and is complemented by a detached double garage and an additional single garage, both fitted with electric doors. Built in attractive natural stone and surrounded by mature landscaping, the property sits comfortably within its peaceful setting, enjoying an enviable degree of privacy.

Stepping through the front door, you're welcomed by a spacious reception hall that immediately showcases the scale of the home. A striking oak staircase rises through the centre of the room, while soft neutral décor and an abundance of natural light create an immediate sense of warmth and space. Beyond, the exposed stone feature wall offers a subtle reminder of the property's character, beautifully blending traditional charm with contemporary finishes. From here, the accommodation unfolds effortlessly, with a series of well-proportioned reception rooms providing the flexibility to suit modern family life. Whether entertaining on a grand scale, working from home or simply enjoying quieter evenings, every space feels connected while retaining its own sense of purpose. The ground floor has been thoughtfully arranged to balance sociable entertaining spaces with quieter areas for everyday family life.



THE HEART *of the home*



At the heart of the home, the beautifully remodelled kitchen combines contemporary styling with everyday practicality. Bathed in natural light from windows on two elevations, it enjoys lovely views across the surrounding countryside, providing an idyllic backdrop whether you're preparing family meals or entertaining guests. Sleek, high-gloss cabinetry is complemented by polished granite worktops and subtle under-cabinet lighting, while the generous central island provides both additional preparation space and an informal breakfast bar where family and friends can naturally gather.

The kitchen is exceptionally well appointed with a comprehensive range of integrated appliances, including an induction hob, pyrolytic oven, combination oven, plate warmer, integrated fridge and freezer, dishwasher and a boiling water tap, ensuring everything needed for modern living is close at hand. Flowing seamlessly into the adjoining family spaces, it's easy to imagine busy mornings, relaxed weekend breakfasts and evenings spent entertaining, while the separate utility room keeps laundry and day-to-day household tasks neatly out of sight, allowing the kitchen to remain the true social heart of the home.



FLEXIBLE *family living*

Beyond the kitchen, a thoughtfully arranged series of reception rooms provides the flexibility to suit every occasion. The principal lounge is an elegant yet welcoming room, beautifully centred around a recently installed stone fireplace that creates a cosy focal point during the colder months. Soft neutral tones, generous proportions and large windows framing open countryside views combine to create a room that feels both elegant and inviting. For more informal living, the family room provides a bright, contemporary retreat, positioned alongside the kitchen to encourage everyday family life. Large picture windows draw in an abundance of natural light while offering uninterrupted views across the surrounding landscape, creating a seamless connection between the home and its rural setting.

Entertaining is equally well catered for in the formal dining room, comfortably accommodating larger gatherings while enjoying its own peaceful outlook across the countryside. The dedicated bar creates a relaxed space to gather before or after dinner. Whether serving drinks before guests move through to dinner or opening the French doors onto the patio for summer gatherings, it's a feature that gives the home a real sense of occasion.

Framed by panoramic glazing, the orangery offers yet another versatile reception space which overlooks the beautifully private gardens. It's a wonderful room to enjoy throughout the seasons, whether used as a quiet reading room, morning coffee spot or additional sitting area. Those working from home will appreciate the dedicated study, where a striking mezzanine library introduces a distinctive architectural feature while providing excellent storage for books and collections. It's a distinctive workspace that feels comfortably separate from the main living areas. Completing the ground floor is a beautifully appointed wet room, finished with Villeroy & Boch sanitaryware and natural travertine tiling. Equally practical for guests as it is for returning from the swimming pool or gym, it perfectly complements the lifestyle on offer throughout the home.

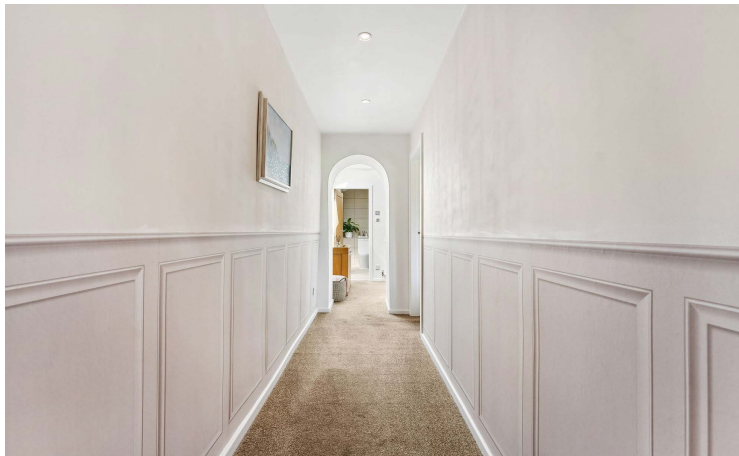


RETREAT *upstairs*



The sense of space continues on the first floor, where a generous landing filled with natural light provides access to four beautifully presented double bedrooms. Each bedroom benefits from fitted wardrobes and attractive rural views, with tasteful neutral décor enhancing the sense of light and space throughout. The principal bedroom is particularly impressive, offering impressive proportions and extensive fitted storage, providing a peaceful retreat at the end of the day.

The remaining bedrooms offer excellent flexibility, whether required for growing families, guest accommodation or additional home working space, all benefiting from the same high standard of presentation found throughout the home. Complementing the bedroom accommodation are two contemporary bathrooms. The principal family bathroom has been finished to an excellent standard, featuring underfloor heating, a striking freestanding bath, a spacious walk-in shower and contemporary fittings to create a luxurious, spa-like environment. A second bathroom provides further convenience for busy family life, ensuring the accommodation is as practical as it is elegant.





YOUR OWN *private leisure complex*

One of Black Moss Nook's defining features is its impressive detached leisure complex, providing a dedicated space for health, wellbeing and recreation away from the main house. At its heart is a superb heated indoor swimming pool, where vaulted ceilings, arched windows and generous poolside surrounds create a light-filled, tranquil atmosphere. Whether used for morning exercise, family fun or simply unwinding at the end of the day, it offers an inviting setting to relax and recharge. Adjoining the pool is a fully equipped gym, with plenty of room for fitness equipment, strength training and home workouts. A convenient shower room and WC provide practical facilities, while the adjoining conservatory offers a peaceful place to relax afterwards, with direct access to and views across the gardens.

The adjoining double garage adds further practicality to the building, providing excellent storage, secure parking or workshop space to complement the leisure facilities. Thoughtfully designed as a self-contained wellness retreat, this impressive building offers remarkable flexibility to suit a variety of lifestyles. From fitness and relaxation to entertaining family and friends, it becomes a natural extension of the main house, adding another dimension to everyday living.

DESIGNED FOR *modern living*

Whilst the property retains plenty of character, considerable investment has ensured the property performs every bit as well behind the scenes as it does aesthetically. Energy efficiency has been a major focus, with ground source heat pumps serving both the house and leisure building, a 4kW solar PV system, additional insulation throughout, energy-efficient glazing, refurbished roofs with new lead valleys, and replacement fascias and guttering all contributing towards lower running costs. Technology has also been thoughtfully integrated with Starlink high-speed internet, CCTV, a comprehensive alarm system, electric entrance gates and electric garage doors.



STEP *outside*

Black Moss Nook enjoys a beautifully private setting, with mature gardens thoughtfully landscaped to make the most of the property's far-reaching countryside views. Sweeping lawns are framed by mature trees, established planting and traditional dry-stone walls, providing a peaceful, secluded setting with colour and interest throughout the seasons. Beyond the gardens, uninterrupted views stretch across the surrounding farmland and open moorland, providing an ever-changing backdrop that is quintessentially Pennine.

Immediately outside the kitchen and garden room, a recently created stone terrace forms the natural heart of outdoor living. Perfectly positioned for al fresco dining, relaxed entertaining or simply enjoying the tranquillity of the setting, it seamlessly connects the house with its gardens. Additional seating terraces and sheltered corners offer inviting places to follow the sun from morning coffee through to evening drinks. A generous block-paved courtyard provides extensive parking alongside the detached garage and leisure complex, ensuring the practical aspects of country living are every bit as well considered as the gardens and outdoor entertaining spaces. An additional parcel of land, complete with an existing outbuilding, is also available and offers excellent potential for equestrian or recreational use, subject to any necessary consents.





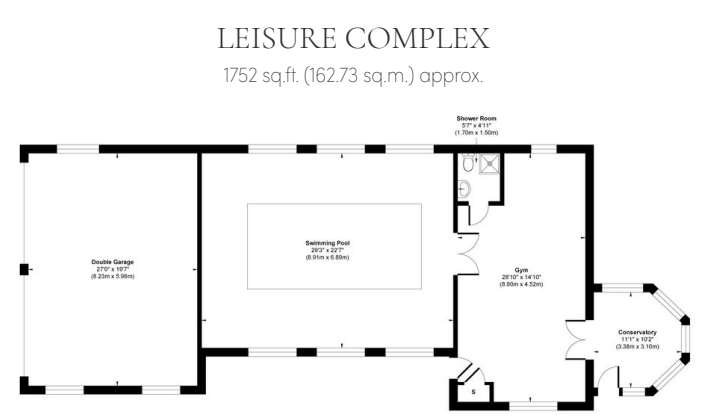
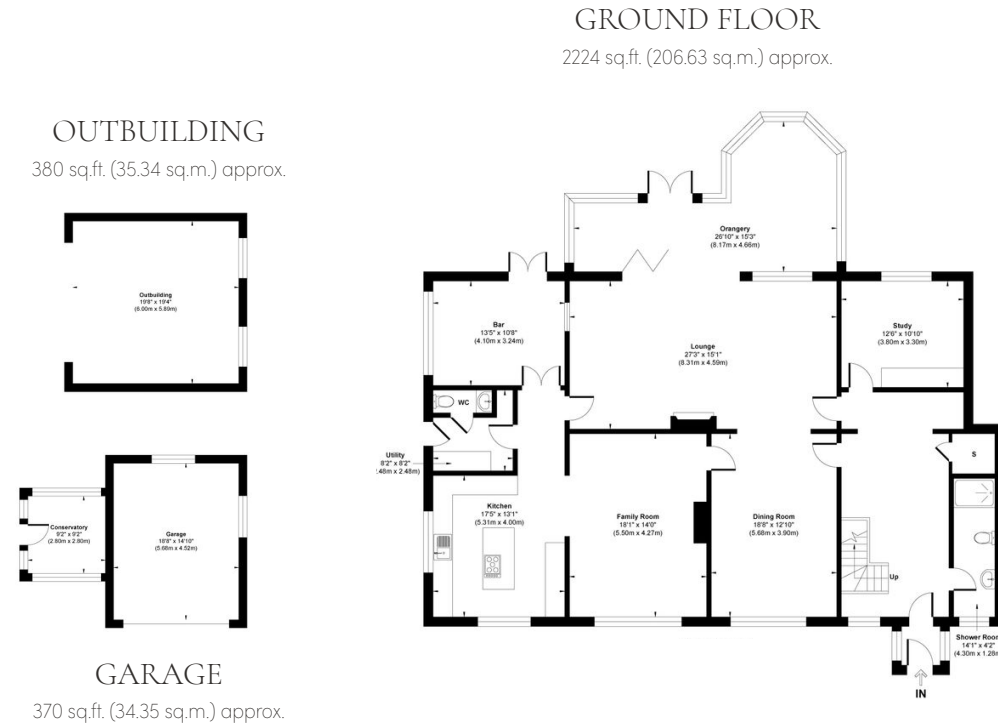
IN THE *neighbourhood*

Black Moss Nook enjoys an enviable position on Kings Highway, where open countryside, rolling moorland and a genuine sense of rural tranquillity combine with the convenience of excellent local amenities. Just a short drive away, Stonefold Village offers a welcoming community atmosphere, while the surrounding area is home to an excellent choice of independent cafés, wine bars, restaurants and everyday amenities. Regular community events and an active residents' association contribute to the area's friendly, well-connected feel, while nearby supermarkets, farm shops and essential services ensure day-to-day living remains effortless. One of the defining qualities of the location is the surrounding landscape. Miles of public footpaths, bridleways and quiet country lanes provide outstanding opportunities for walking, cycling and horse riding, with the West Pennine Moors on the doorstep and Croft Top Equestrian Centre close by for equestrian enthusiasts.

Families are particularly well served by an excellent choice of schools. Stonefold Primary School and Baxenden St John's CE Primary are both within easy reach, while respected secondary schools including Haslingden High School, The Hollins and All Saints' Catholic High School serve the wider area. Independent education is also readily accessible, with Westholme School in Blackburn and Moorland School near Clitheroe both within comfortable driving distance.

While Black Moss Nook enjoys an idyllic rural setting, it remains exceptionally well connected for both commuting and leisure. The nearby A56 provides swift access to the M65 and M66, placing Blackburn, Burnley, Preston and Manchester all within straightforward reach. Rail services from Accrington and Blackburn offer direct connections across Lancashire and into Manchester, while Manchester Airport can be reached in around an hour, making national and international travel equally convenient. The result is a location that offers the peace and beauty of rural living without compromising on everyday convenience or connectivity.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA: 5995 sq.ft / 556.93 sq.m (including garage and outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

KEY FEATURES

- Four-bedroom semi-detached barn conversion in a sought-after semi-rural location
- Detached leisure complex with indoor swimming pool, gym and conservatory
- Electric gated entrance with extensive driveway parking
- Double garage plus additional single garage with electric doors
- Multiple reception rooms including orangery, study with mezzanine library and bar
- Four double bedrooms with fitted wardrobes and two stylish bathrooms
- Ground source heat pumps, solar PV, Starlink internet, CCTV and alarm system
- Mature private gardens with multiple terraces and far-reaching countryside views
- Surrounded by open countryside, yet within easy reach of schools, amenities and the motorway network

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

BLACK MOSS NOOK

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WATCH
THE
VIDEO



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