



Chipping Road, Chaigley, BB7 3LT

£975,000

A TRULY STUNNING SIX BEDROOM BARN IN THE HEART OF THE COUNTRYSIDE

Nestled on Chipping Road in the picturesque village of Chaigley, this impressive detached barn, built in 1890, offers a unique opportunity for those seeking a spacious family home in the heart of the rolling countryside. Spanning an expansive 3,735 square feet, this property boasts six well-appointed bedrooms and three modern bathrooms, making it ideal for a growing family.

The versatile living accommodation includes five generous reception rooms, perfect for hosting gatherings or enjoying quiet family time. The blend of traditional features and contemporary decor creates a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the heated indoor swimming pool, providing a luxurious retreat regardless of the weather. Additionally, the stunning countryside views from various vantage points within the home enhance the tranquil setting, allowing residents to fully appreciate the beauty of rural living.

Despite its serene location, this remarkable home is conveniently situated just 15 minutes from Clitheroe, offering easy access to local amenities and services. This property truly represents the perfect blend of country charm and modern convenience, making it an ideal choice for those in search of their dream forever home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Chipping Road, Chaigley, BB7 3LT

£975,000

6 3 5 E

- Stunning Detached Barn
 - Modern Family Bathroom
 - Ample Off-Road Parking
 - EPC Rating: E
- Six Bedrooms
 - Dressing Room and Ensuite to Main Bedroom
 - Freehold
- Indoor Swimming Pool
 - Extensive Garden
 - Council Tax Band H

Ground Floor

Entrance Hallway

14'8 x 9'8 (4.47m x 2.95m)

Hardwood front entrance door, hardwood double glazed frosted windows with stone sills, central heating radiator, exposed beams, stairs to the first floor, open doorway to the inner hall and door to the kitchen.

Inner Hall

17'2 x 16'5 (5.23m x 5.00m)

Doors to two reception rooms, office, bedroom, bathroom, rear porch and two store rooms.

Reception Room One

22'8 x 12'7 (6.91m x 3.84m)

Hardwood single glazed window, two central heating radiator, television point, exposed stone wall, media wall with electric fire, fitted bookshelves.

Office

12'2 x 10'3 (3.71m x 3.12m)

Hardwood double glazed window with stone sill and central heating radiator.

Bedroom Five

12' x 10'3 (3.66m x 3.12m)

Two hardwood double glazed windows with stone sills and central heating radiator.

Shower Room

7'11 x 7'2 (2.41m x 2.18m)

Hardwood double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights and tiled flooring.

Rear Porch

8'4 x 5'4 (2.54m x 1.63m)

Hardwood double glazed window, central heating radiator, stone flagged flooring and arched wooden door to the rear.

Kitchen

21' x 14'11 (6.40m x 4.55m)

Two hardwood double glazed windows, three central heating radiators, range of wood panelled wall and base units with marble surfaces, ceramic sink and drainer, Siemens double oven in a high rise unit, four ring induction hob, extractor hood, wine fridge, plumbing for washing machine, space for fridge freezer, television point, spotlights, laminate flooring and doors to dining room, back hall and utility.

Utility Room

15' x 5'9 (4.57m x 1.75m)

Hardwood double glazed window, wood base units, ceramic double sink, plumbing for washing machine, space for dryer, laminate flooring and door to the rear.

Back Hall

Hardwood single glazed windows, central heating radiator, tiled flooring and doors to the pool room, to the courtyard and rear garden.

Pool Room

38'6 x 25'8 (11.73m x 7.82m)

Three hardwood double glazed windows, swimming pool (29'2 x 13'10), spotlights, tiled flooring, door to the plant room and two sets of aluminium double glazed sliding doors to the rear.

Plant Room

10'6 x 8'8 (3.20m x 2.64m)

Dining Room

16'2 x 13'2 (4.93m x 4.01m)

Hardwood single glazed window with stone sill, central heating radiator, exposed stone wall, loft access, exposed beams, parquet flooring and door to the reception room three.

Reception Room Three

16'1 x 8'5 (4.90m x 2.57m)

Hardwood double glazed window with stone sill, central heating radiator, exposed stone walls, exposed beams, parquet flooring and open doorway to reception room two.

Reception Room Two

29'4 x 16'6 (8.94m x 5.03m)

Four hardwood double glazed windows, three central heating radiators, cast iron log burning stove with stone mantel, television point, exposed stone walls, parquet flooring and exposed beams, aluminium double glazed sliding doors to the rear garden.

First Floor

Landing

26'11 x 15'8 (8.20m x 4.78m)

Smoke alarm, exposed beams and doors to five bedrooms, bathroom and store room.

Bedroom One

17' x 14'9 (5.18m x 4.50m)

Two hardwood double glazed window, two central heating radiator and double doors to the dressing room.

Dressing Room

9'6 x 8'4 (2.90m x 2.54m)

Hardwood double glazed window, fitted wardrobes and door to the en suite.

Ensuite

9'7 x 5'10 (2.92m x 1.78m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed double shower unit with rainfall fitment and rinsehead, tiled elevations, spotlights and extractor fan.

Bedroom Two

12' x 11'5 (3.66m x 3.48m)

Hardwood double glazed window with stone sill and central heating radiator.

Bedroom Three

16'2 x 12' (4.93m x 3.66m)

Hardwood double glazed window with stone sill, central heating radiator and exposed beams.

Bedroom Four

12'1 x 10'5 (3.68m x 3.18m)

Hardwood double glazed window with stone sill, central heating radiator and exposed beams.

Bedroom Six

10' x 5'11 (3.05m x 1.80m)

Velux window, central heating radiator and exposed beams.

Bathroom

11'11 x 10'10 (3.63m x 3.30m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin, double tiled panel bath, tiled elevations and fitted storage.

Side Garden

Paved courtyard accessed by a gate from the front with access to an outbuilding and gate to a vegetable garden with separate gated access.

Rear

Enclosed laid to lawn garden with paving, mature shrubs,



Tel: 01200422824

www.keenans-estateagents.co.uk