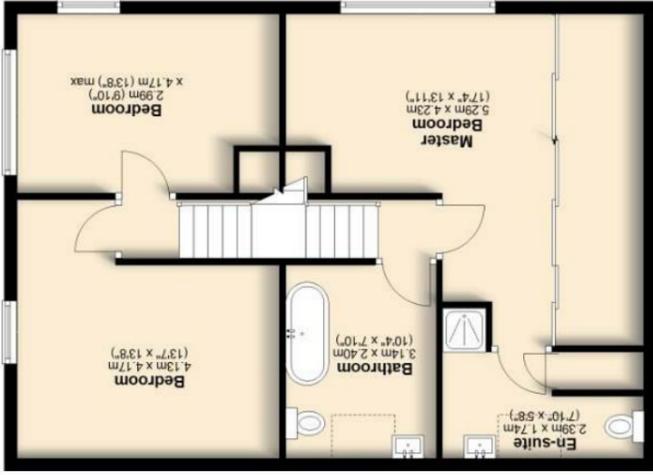




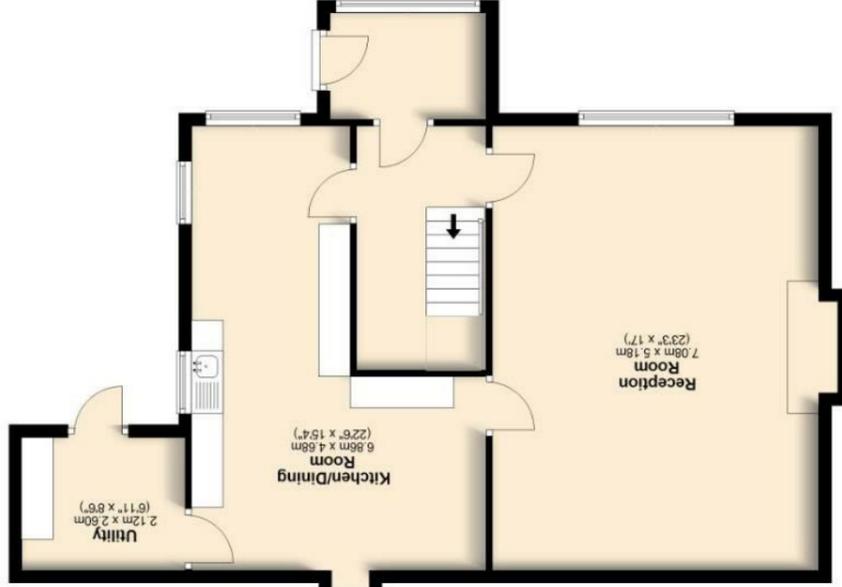
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

**Barley New Road, Barley, Burnley**

Total area: approx. 150.6 sq. metres (1621.4 sq. feet)  
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
 Plan produced using PlanUp.



**First Floor**  
 Approx. 70.7 sq. metres (760.5 sq. feet)



**Ground Floor**  
 Approx. 80.0 sq. metres (860.9 sq. feet)

Because life is  
**Petty Real**<sup>TM</sup>

**Asking Price £549,950**



**Croft Barn Barley New Road**

**Barley  
 Burnley  
 BB12 9LF**



**Council Tax Band: E**



## Description

Petty Real are delighted to bring to the market Croft Barn, Barley New road, Whitehough, a charming three-bedroom barn conversion full of character and original features, set within the heart of "Pendle Witch Country" and an Area of Outstanding Natural Beauty.

Set in the popular Hamlet of Whitehough and adjacent to "Pendle Water " Croft barn is accessed via remote-controlled gates giving this prestige property privacy and ample off road parking. To the front is a low-maintenance garden area and drive with patio area, overlooking the river to the front, ideal for those who enjoy the "alfresco living ".

The property enjoys excellent transport links, with the M65 approximately a ten to fifteen minute drive away connecting into the national motorway network. Croft Barn is also within walking distance of the village of Barley which sits under "Pendle Hill" and the hostelrys of the Barley Mow and the Pendle Inn.

Entering through the front porch, the inner hallway has the staircase leading to the first floor, stepping left into the main reception room. This impressive room boasts a striking multi-fuel burner set within a large stone feature fireplace beamed ceiling and exposed stonework features. The living room offers excellent versatility, comfortably accommodating lounge furniture, a dining table and even a home-working area. Original mullion windows to the rear further enhance the character of this space.

The farmhouse style kitchen diner provides ample worktop and storage space with a free standing range, complemented by a well-positioned utility area that keeps the laundry appliances away from the main kitchen. To the front of the room is dining space with windows to both the front and side elevations, allowing natural light to flood in.

To the first floor, the master bedroom benefits from a three-piece en-suite, integrated wardrobes and views towards the river at the front, Adjacent is the family bathroom, featuring a three-piece suite with roll-top bath, wash basin and WC. Bedrooms two and three are located off the landing and are both well proportioned, versatile for children/guest bedrooms or home office space.

A unique and characterful home set in a highly desirable rural location ideal for those wanting to enjoy the peace and tranquility of the Pendle countryside, without feeling isolated and within a short drive of the facilities and amenities that Barrowford has to offer.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

[@PettyEstAgents](https://twitter.com/PettyEstAgents) [/pettyestateagents](https://www.facebook.com/pettyestateagents)