



## Pendle House Cottage

Barley, Nelson

Council Tax band: D

Tenure: Freehold

### Property Description Ground Floor

The ground floor has been thoughtfully designed to balance character, warmth and practical family living. A welcoming entrance hall sets the tone with oak flooring, a striking oak staircase and a useful downstairs WC tucked neatly beneath. From here, the home opens into a series of impressive reception spaces, each with its own feel yet flowing beautifully together. The former barn now provides a superb dining area, while the rear extension delivers a stunning vaulted living space with exposed stonework, generous glazing and an Austroflamm wood burning stove, creating a cosy focal point alongside water-fed underfloor heating that runs throughout the ground floor.



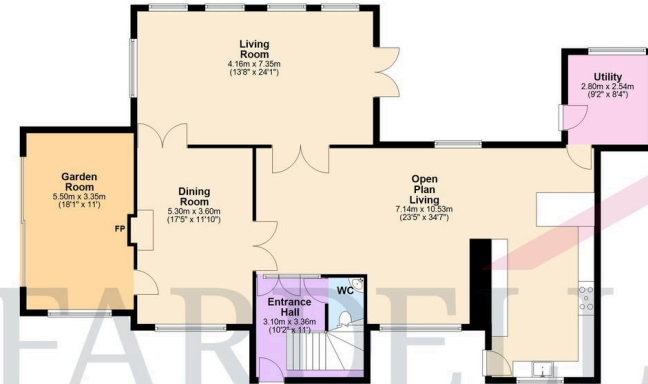
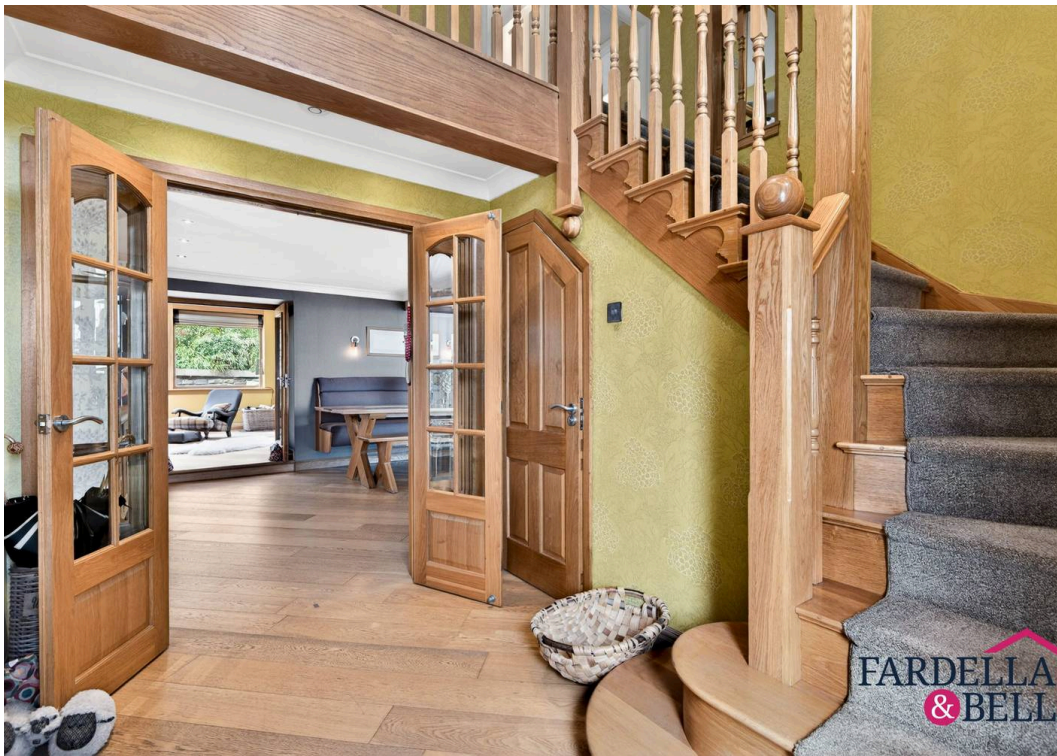
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The summer room, converted from the original wood store, offers a bright and versatile additional reception area with aluminium sliding doors opening out and a wide cassette wood burning fire set into the original gable wall. The kitchen sits within the original cottage and is fitted with hand-painted oak cabinetry, granite worktops, a breakfast bar, induction hob, Belfast sink, dishwasher, full-height fridge and full-height fridge freezer, with a utility room to the rear housing the potable water treatment system, spring fed from its own tank. Not forgetting the main open living space is enhanced by an unbelievable picture window framing the most stunning views of Bouldsworth Hill and far beyond.

### Property Description First Floor

The first floor continues the home's character beautifully, with a spacious landing, exposed original beams, storage and a lovely sense of light and flow throughout. There's also a large landing space perfect for a working home office. Each bedroom enjoys its own outlook, with stunning views framed from every window, adding to the peaceful feel of this elevated home. The main bedroom is a generous and calming retreat, complemented by a fully tiled wet room style en suite. A further bedroom benefits from its own shower facilities set neatly behind a glass screen, creating a flexible and practical arrangement for family living or guests. The remaining bedrooms are well proportioned and full of charm, while the main family bathroom is fitted with a tiled three piece suite. Altogether, the first floor blends comfort and individuality with the character expected from a home of this age. Every bedroom offers unreal views, making each space feel that little bit more special.





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Total area: approx. 605.2 sq. metres (6514.1 sq. feet)  
 This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any first floor areas), openings and orientation are approximate. No liability is guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
 Plans prepared using Planit.

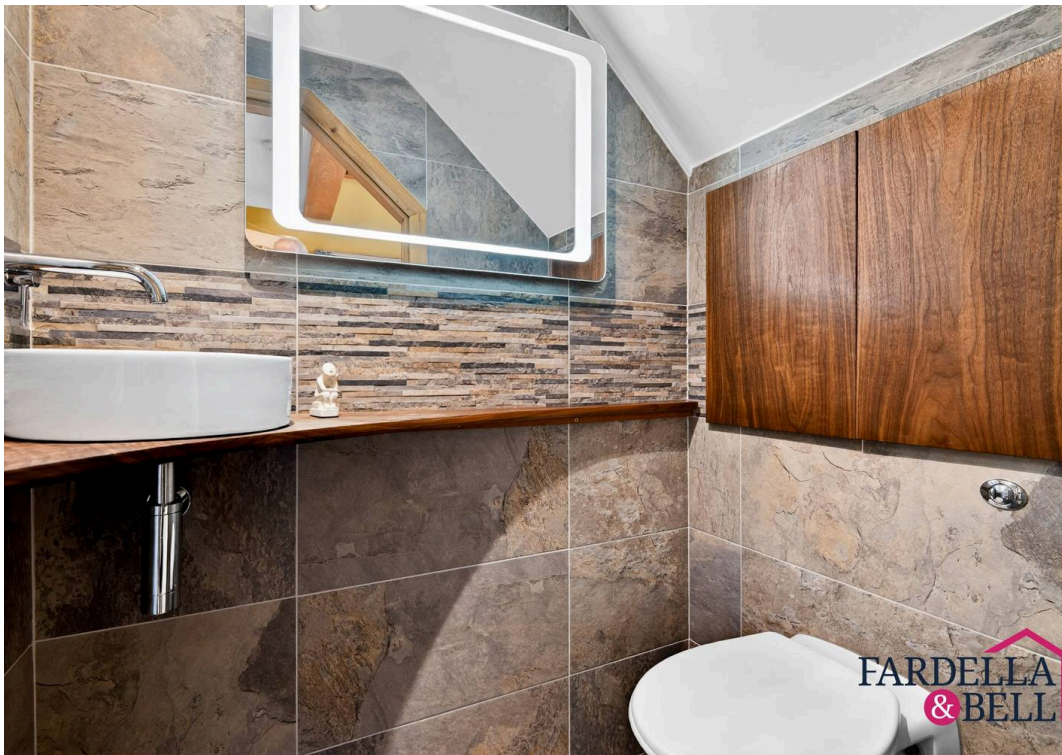
Pendle House Cottage



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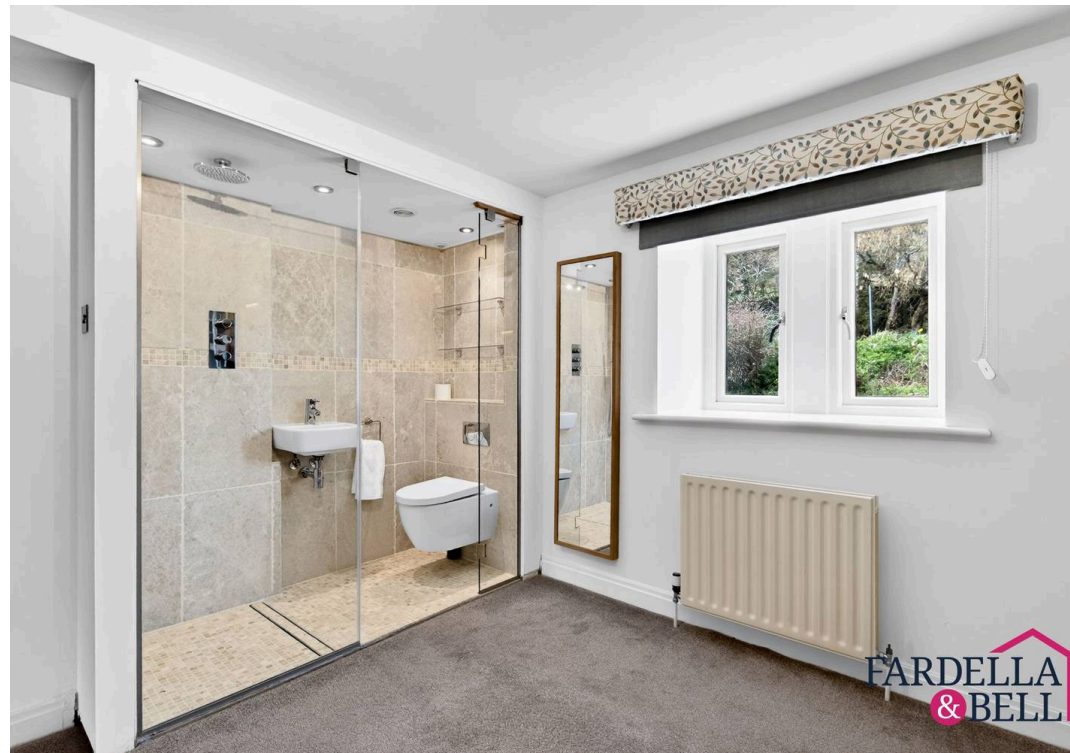
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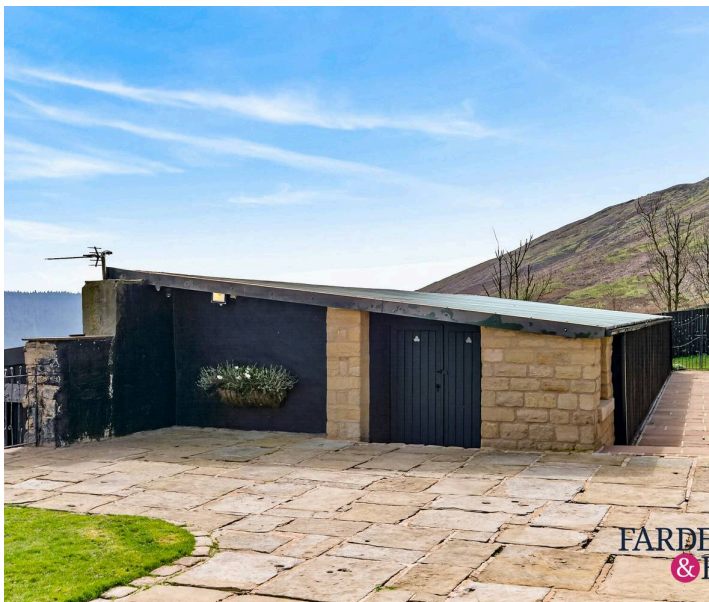




## GARDEN

Externally, this home is every bit as special as the inside. Surrounded by a truly breathtaking rural setting at the foot of Pendle Hill, it offers the kind of privacy that is increasingly hard to find, with a wonderful sense of seclusion from every angle. Indian stone paving wraps around the property, creating generous terrace and seating areas that invite you to stop, switch off and simply take in the surroundings. Stone walls, established greenery and beautifully positioned outdoor spaces add to the charm, while the peaceful setting allows you to feel completely at one with nature. The current vendors have enjoyed spotting over 40 species of birds here, which says everything about how special and tranquil this setting really is. The property also benefits from more than enough parking for any occasion, making it well suited to both day-to-day living and entertaining guests with ease. In addition, there is a substantial agricultural barn arranged over two levels, offering excellent practicality and exciting potential for a variety of uses, subject to any necessary permissions and consents.

**Garage & Driveway parking for several vehicles**





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