

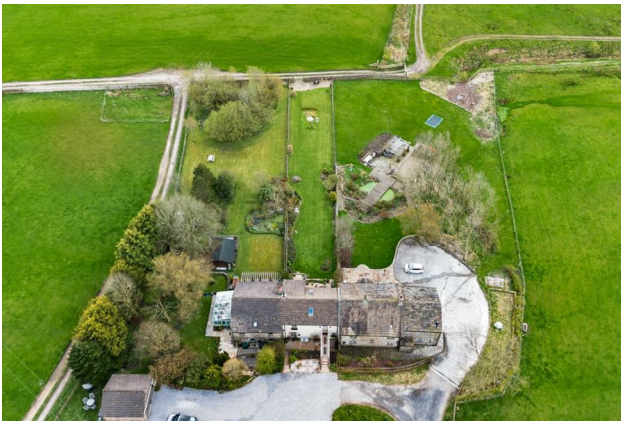
HUNTERS®

HERE TO GET *you* THERE

Middle Harden, Bleara Road, Earby

Price £445,000

Property Images



Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



HUNTERS®

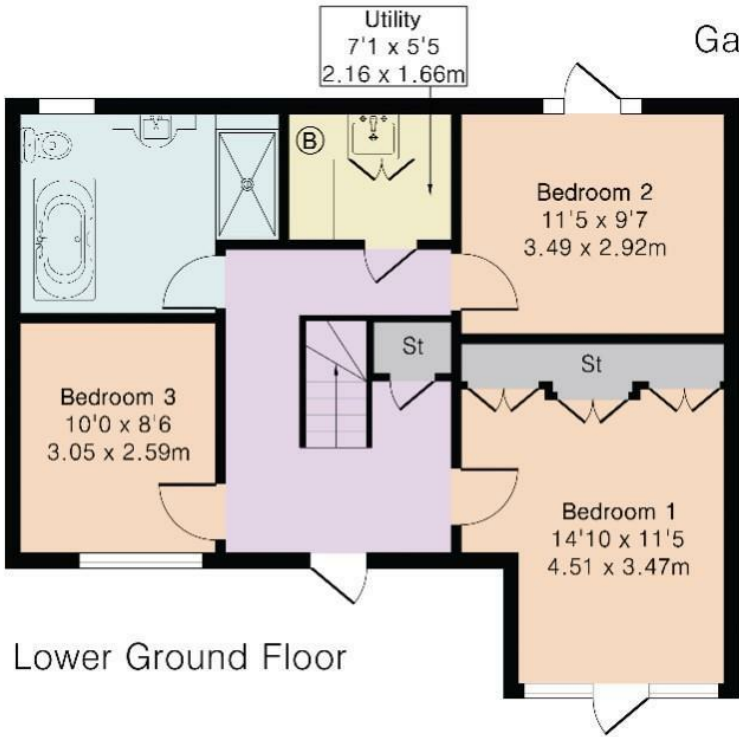
HERE TO GET *you* THERE

Property Images





Garage/Workshop



Lower Ground Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



An exceptional barn conversion offering a balanced blend of charm and modern living. Boasting stunning far reaching views and a quite lifestyle, the property is the middle one of just 3, down a limestone track off Bleara Road, leading to this tranquil former farmstead setting.

The large front garden catches the sun and views, and is ideal for pets, children and entertaining, and with the Pennine Bridleway at the bottom. Having a large garage and workshop, further parking, and a kitchen garden with greenhouse and small orchard at the rear.

As you enter, you are greeted by a large open-plan living-dining-kitchen area that takes full advantage of the stunning views across the open countryside. The extensive kitchen is fitted with modern units and appliances, making it a delight for any home cook.

The dining area comfortably accommodates a ten-person dining suite, positioned next to a large window with a seat below, allowing you to enjoy the breathtaking scenery while dining. The living area, complete with a wood-burning-stove, provides a warm and inviting space to relax, all while offering superb views of the surrounding landscape.

The lower ground floor features three generously sized double bedrooms, ensuring ample space for rest and relaxation. The luxurious house bathroom is designed for comfort, featuring both a bath and a separate shower enclosure. There is a very useful utility / boot room with fitted cupboards & worktops, a sink, boiler and plumbing for washing machine

Outside, the property boasts a large garden laid to lawn, perfect for play and entertainment, with open views that stretch as far as Pendle Hill. A further garden area at the rear includes raised beds, a greenhouse and small orchard / woodland area ideal for gardening enthusiasts. Additionally, the property offers parking for two vehicles and a double garage with a useful workshop area, providing plenty of storage and workspace.

Earby & Barnoldswick with excellent locally run shops, bars and cafes are within 10 minutes drive, and the larger towns of Skipton & Colne are both within a 15 minute drive. Manchester can be reached in around 45 minutes.

This charming mid-barn conversion is not just a home; it is a lifestyle choice, offering a peaceful retreat with stunning views and modern comforts. Don't miss the opportunity to make this exceptional property your own.

On-Line-Bullet-Points

- Charming period-style barn conversion • Stunning countryside views • Open-plan living-dining-kitchen • Modern kitchen with appliances • Dining area seats 10 comfortably • Living area with wood-burning stove • Three spacious double bedrooms • Luxurious bathroom with bath • Large garden with open views • Double garage with workshop