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PRESTIGE

# Barley Green, Barley, Lancashire

OFFERS IN THE REGION OF £735,000


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- Stunning Grade II Listed Stone Built Residence & Separate Cottage
- Five Bedrooms & Two Bathrooms Across Three Floors
- Character Features Throughout Including Exposed Beams & Stone Mullion Windows
- Impressive Dining Kitchen & Multiple Reception Rooms
- Self-Contained Cottage with Gym, Utility Room & Extensive Storage
- Electric Gated Courtyard Providing Ample Off-Road Parking
- Garage with Electrically Operated Up-and-Over Door
- Beautiful Landscaped Gardens & Elevated Terrace with Panoramic Countryside Views Towards Pendle Hill
- Offered To The Open Market For The First Time Since 1993

A rare opportunity to acquire a truly exceptional Grade II Listed Georgian residence, dating back to 1796 and occupying an enviable position within the heart of the highly sought-after village of Barley. Rich in history and celebrating almost 230 years of heritage, this remarkable home is understood to have been built by William and Mary Hartley, whose initials and date stone remain proudly displayed above the principal entrance and whose family later became renowned for establishing the famous Hartley's Jam Company. Offering beautifully proportioned accommodation throughout, the property is packed with original features including high ceilings, exposed beams, stone mullioned windows, feature fireplaces and an impressive stained-glass entrance, all combining to create a home of immense character, elegance and distinction. The accommodation briefly comprises a magnificent living room centred around a substantial stone fireplace with multi-fuel stove, a charming study, farmhouse-style dining kitchen complete with a traditional Aga, a luxurious principal bedroom suite with adjoining dressing room and impressive bathroom, together with three further bedrooms and an additional bathroom. The property also benefits from the versatile Hartley Cottage, currently utilised as a gym and utility space, offering exciting potential for a variety of alternative uses, subject to any necessary consents. A truly unique family home, offering the rare opportunity to become the custodian of an important piece of local history within one of Lancashire's most picturesque and desirable villages.


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## GROUND FLOOR

**ENTRY 1.28m x 1.81m (4'2" x 5'11")**
A welcoming entrance vestibule featuring attractive stained-glass panels flanking the internal doorway, decorative tiled flooring and period detailing. Providing access through to the impressive reception hallway.

**HALLWAY 5.06m x 1.83m (16'7" x 6'0")**
An elegant and impressive Georgian reception hallway, showcasing the generous proportions and symmetry synonymous with homes of this period. Having high ceilings, decorative stained-glass panels, period joinery and an abundance of natural light, the hallway provides access to the principal reception rooms and staircase to the upper floors. A truly welcoming space which immediately reflects the heritage, character and distinction found throughout this remarkable residence.

**LIVING ROOM 4.62m x 4.57m (15'1" x 14'11")**
A magnificent principal reception room of generous proportions, beautifully showcasing the character and heritage of this distinguished Georgian residence. Featuring exposed ceiling beams, a substantial stone fireplace housing a multi-fuel stove, and a large front-facing window with a built-in window seat, the room enjoys excellent natural light whilst creating a warm and welcoming atmosphere. The elegant proportions, high ceilings and period detailing combine to provide a superb space for both everyday family living and formal entertaining.

**STUDY 2.34m x 1.82m (7'8" x 5'11")**
A charming and characterful study positioned just off the reception hall, offering an ideal space for home working, reading or quiet retreat. Featuring exposed timber beams, a stone mullioned window and original period detailing, the room perfectly reflects the heritage and individuality of this historic home. Despite its compact size, the space comfortably accommodates a desk and office furniture, making it a practical addition for modern family living.

**DINING KITCHEN 4.60m x 4.58m (15'1" x 15'0")**
A superb farmhouse-style dining kitchen positioned to the rear of the property, beautifully blending period charm with practical family living. Featuring exposed ceiling beams, stone mullioned windows, a traditional Aga set within a characterful tiled recess and ample space for a family dining table, this welcoming room forms the heart of the home. Filled with natural light and enjoying direct access onto the courtyard and gardens beyond, the kitchen offers an ideal space for everyday family life, entertaining and enjoying the wonderful setting of this historic village residence.

## FIRST FLOOR / LANDING

The first floor landing continues the character and charm found throughout the home, featuring a split-level design with attractive period detailing and a large window that allows natural light to flood the space. Providing access to the impressive principal bedroom suite and dressing room, the landing creates a wonderful sense of space whilst further showcasing the elegant proportions synonymous with this historic Georgian residence.

**BEDROOM ONE 4.60m x 4.58m (15'1" x 15'0")**
A superb and generously proportioned principal bedroom boasting excellent ceiling height, exposed timber beams and a charming feature fireplace. This elegant room enjoys an abundance of natural light from the large front-facing window, complete with a built-in window seat, whilst offering ample space for a full suite of bedroom furniture. The room further benefits from direct access to the adjoining dressing room and the impressive house bathroom, creating the feel of a luxurious principal suite.

**BATHROOM 4.64m x 4.57m (15'2" x 14'11")**
A truly impressive and exceptionally spacious bathroom suite, accessed both from the first-floor landing and directly from the principal bedroom. Featuring a striking freestanding roll-top bath positioned centrally within the room, a large walk-in shower enclosure, twin wash hand basins and a low-level WC, this unique space offers a wonderful blend of character and luxury. Exposed ceiling beams, a feature fireplace and a large window seat further enhance the room, creating a stunning retreat with ample space for relaxation and everyday family living.

**DRESSING ROOM / BEDROOM FIVE 4.42m x 1.81m (14'6" x 5'11")**
Currently utilised as a dressing room, this versatile space could equally serve as a nursery, single bedroom, hobby room or home office if required. Enjoying a pleasant front-facing aspect through a large sash-style window, the room benefits from excellent natural light and offers direct access from the principal bedroom, making it an ideal extension of the main suite whilst providing flexibility to suit a variety of individual needs.

## SECOND FLOOR / LANDING

The second-floor landing is a spacious and characterful area featuring exposed timber beams, traditional balustrading and ample space for occasional furniture or a reading nook. Filled with natural light from the stairwell below, this attractive space provides access to the second-floor accommodation whilst enhancing the property's charm and period appeal.

**BEDROOM TWO 4.76m x 3.91m (15'7" x 12'9")**
A well-proportioned double bedroom positioned on the second floor, enjoying a pleasant rear aspect with attractive countryside views. This charming room features exposed character beams, fitted wardrobes providing excellent storage and ample space for additional bedroom furnishings, making it an ideal guest room or comfortable double bedroom within this substantial family home.

**BEDROOM THREE 4.76m x 3.88m (15'7" x 12'8")**
A spacious second-floor bedroom enjoying a pleasant front-facing aspect and an abundance of natural light. Offering generous proportions, this attractive room provides ample space for a double bed and additional furnishings, whilst character features including exposed beams add to its charm. The room enjoys attractive views across the surrounding village and countryside, making it a comfortable and versatile bedroom suitable for a variety of uses.

**BEDROOM FOUR 3.59m x 2.98m (11'9" x 9'9")**
A charming and well-proportioned bedroom situated on the second floor, enjoying a front-facing aspect and an abundance of natural light. Characterful exposed timber beams add warmth and charm, whilst the room offers ample space for bedroom furnishings, making it ideal as a guest bedroom, children's room or occasional study. A delightful room that complements the property's period character and versatile accommodation.

**BATHROOM 2.64m x 1.71m (8'7" x 5'7")**
A well-appointed three-piece bathroom suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and low-level WC. Finished with complementary tiled walls and flooring, the room provides all the essentials for modern family living and serves the second-floor bedrooms with ease. Recessed ceiling spotlights and useful storage complete this practical and inviting space.

## HARTLEY COTTAGE

**UTLITY ROOM 1.80m x 2.47m (5'10" x 8'1")**
A useful and versatile utility room providing plumbing for a washing machine, a Belfast-style sink, fitted storage cupboards and work surfaces. The room also benefits from external access, a door leading directly through to the adjoining gym/hobby room, and a staircase rising to a substantial loft-style storage area above.

**GYM 3.59m x 3.39m (11'9" x 11'1")**
A substantial and versatile room currently used as a home gym, offering excellent space for fitness equipment, hobbies or recreational pursuits. Filled with natural light and benefiting from both internal access via the utility room and a separate door opening directly onto the courtyard, this adaptable space could also lend itself to use as a workshop, games room, studio or home office, subject to a purchaser's requirements.

**STORAGE 3.59m x 6.78m (11'9" x 22'2")**
Accessed via a staircase from the utility room, this substantial loft-style storage area provides an excellent amount of additional space for household items, seasonal belongings and general storage. Extending over a generous footprint, the area offers tremendous practicality and flexibility, although purchasers should note that restricted head height limits its use to storage purposes rather than habitable accommodation.


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## GARAGE 5.01m x 3.50m (16'5" x 11'5")

Forming part of the charming stone-built Hartley Cottage, the garage is fitted with an electrically operated up-and-over door and provides secure parking together with useful storage space. Conveniently positioned within the courtyard and accessed via the electric gates, it complements the versatile ancillary accommodation offered by Hartley Cottage and the extensive facilities available throughout the property.

## 360 DEGREE VIRTUAL TOUR

https://tour.giraffe360.com/barley-green-barley

## LOCATION

Nestled at the foot of the iconic Pendle Hill in the picturesque village of Barley, this exceptional home enjoys one of Lancashire's most sought-after rural settings. Surrounded by beautiful open countryside, scenic walking routes and breathtaking views, Barley offers a unique blend of peace, character and outdoor lifestyle whilst remaining conveniently positioned for access to nearby villages and towns including Barrowford, Clitheroe and Burnley. The village itself is renowned for its charming stone-built properties, welcoming community atmosphere, popular country pubs and direct access to some of the area's finest countryside, making it an ideal location for those seeking a rural retreat without complete isolation.

## WHAT3WORDS LOCATION

https://w3w.co/hurls.guidebook.dolls

## ADDITONAL INFO

Offered to the open market for the first time since 1993, this remarkable home presents a genuinely rare opportunity to acquire one of Barley's most distinctive period residences. Having remained in the same ownership for over three decades, the property has been lovingly cared for and thoughtfully maintained, preserving the character, charm and heritage that make it such a special home. Opportunities to purchase historic village properties of this calibre are seldom available, making this a truly unique offering within one of Lancashire's most sought-after locations.

## PROPERTY DETAIL

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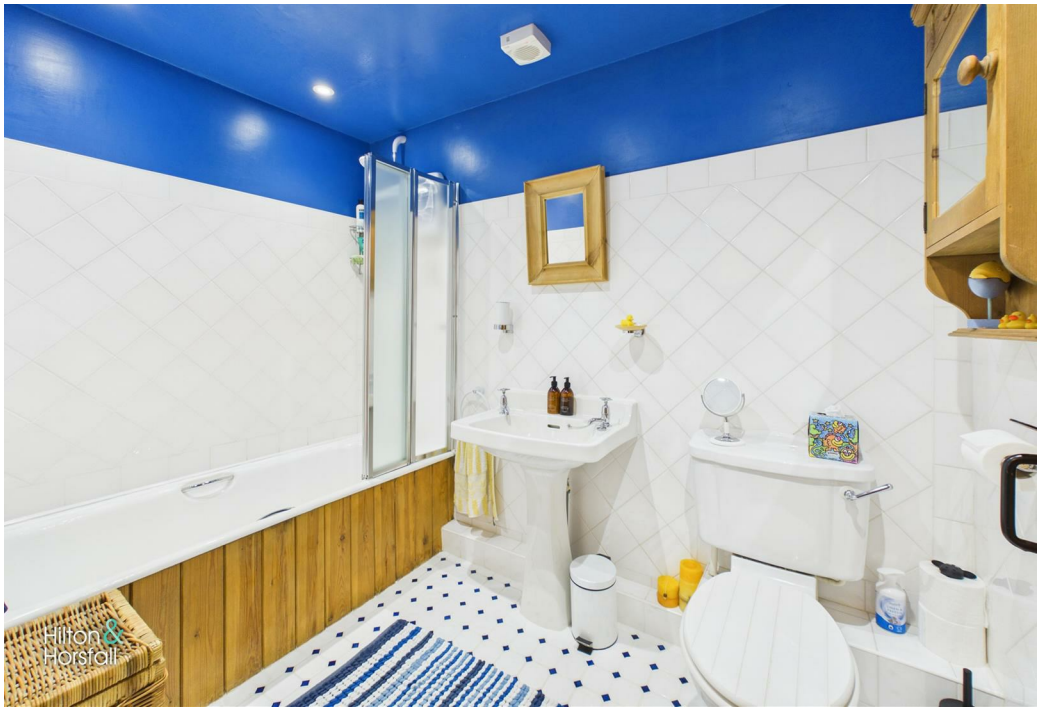
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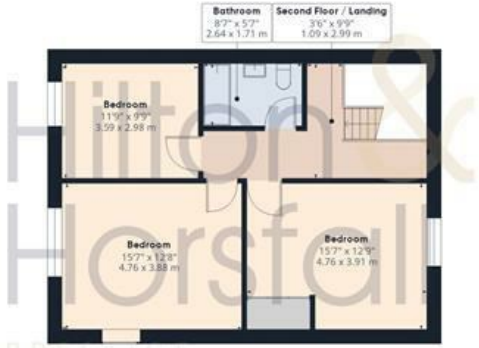

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**Ground Floor** Building 1




**Floor 1** Building 1




**Floor 2** Building 1




**Ground Floor** Building 2




**Floor 1** Building 2

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**Approximate total area**(1)

2636 ft²

244.9 m²

**Reduced headroom**

80 ft²

7.4 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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