

Property Details

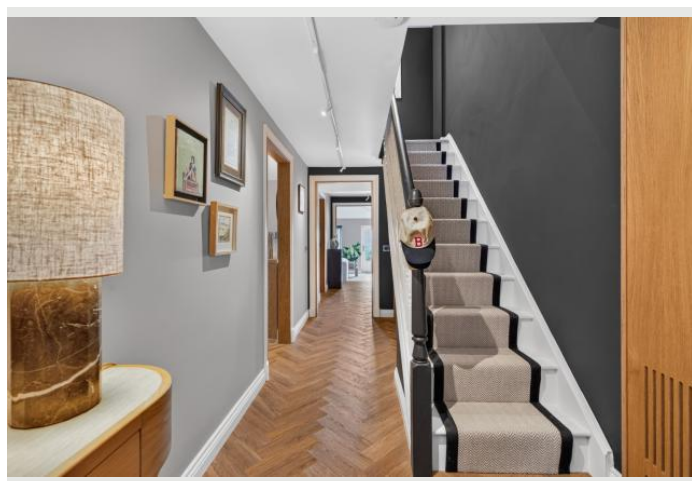
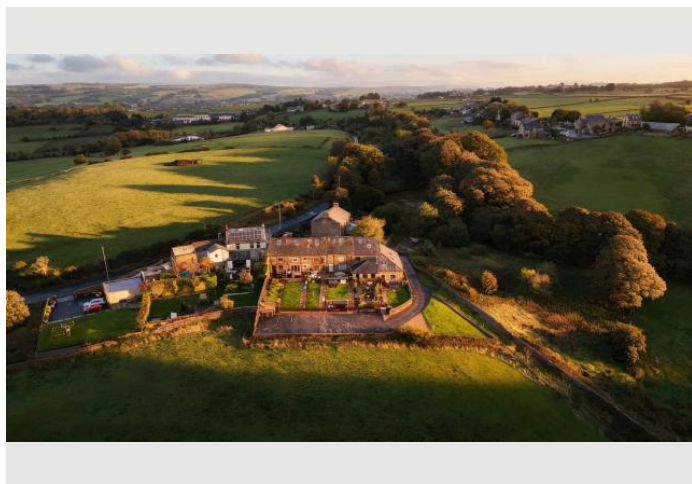
5 Gaulkthorn Farm Barn, Broadfield,
Oswaldtwistle, Lancashire, BB5 3SG

OIRO **£550,000**



Property Photos

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG



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20/10/2026

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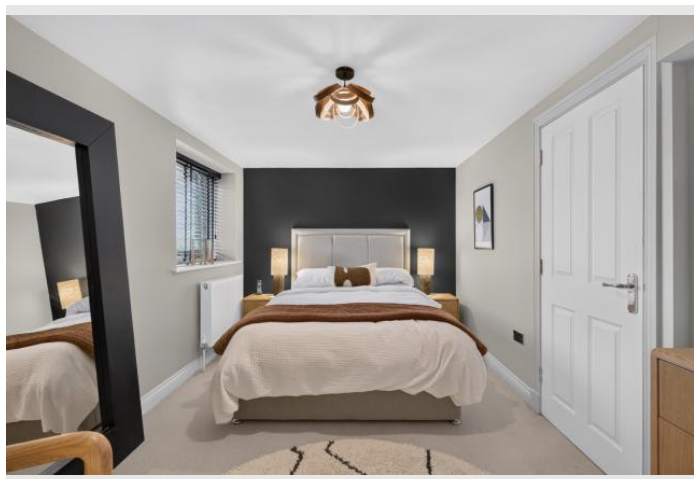
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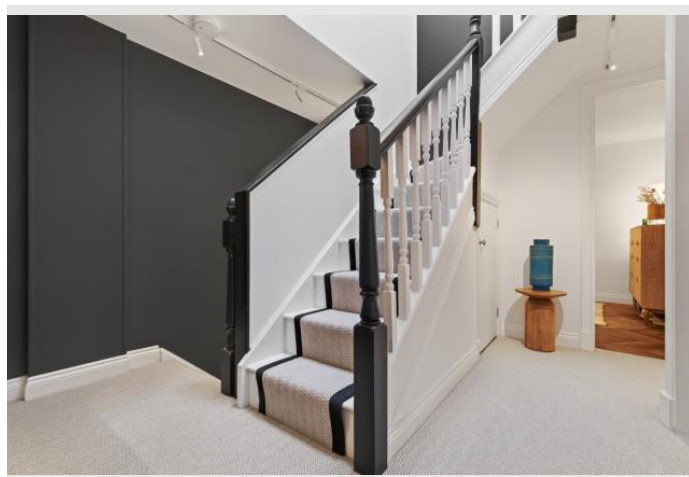
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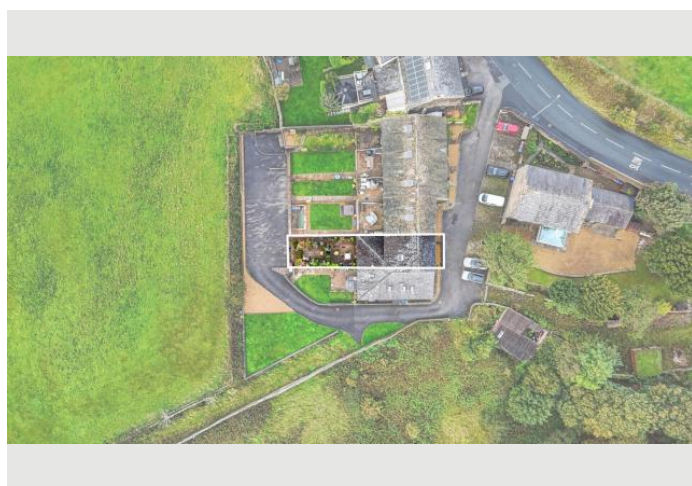
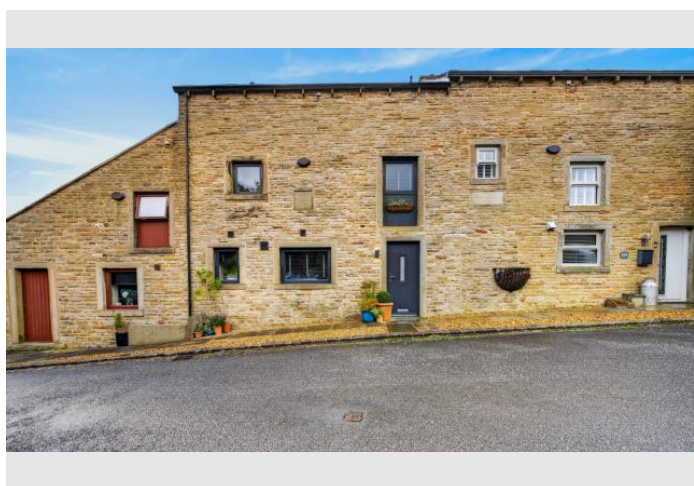
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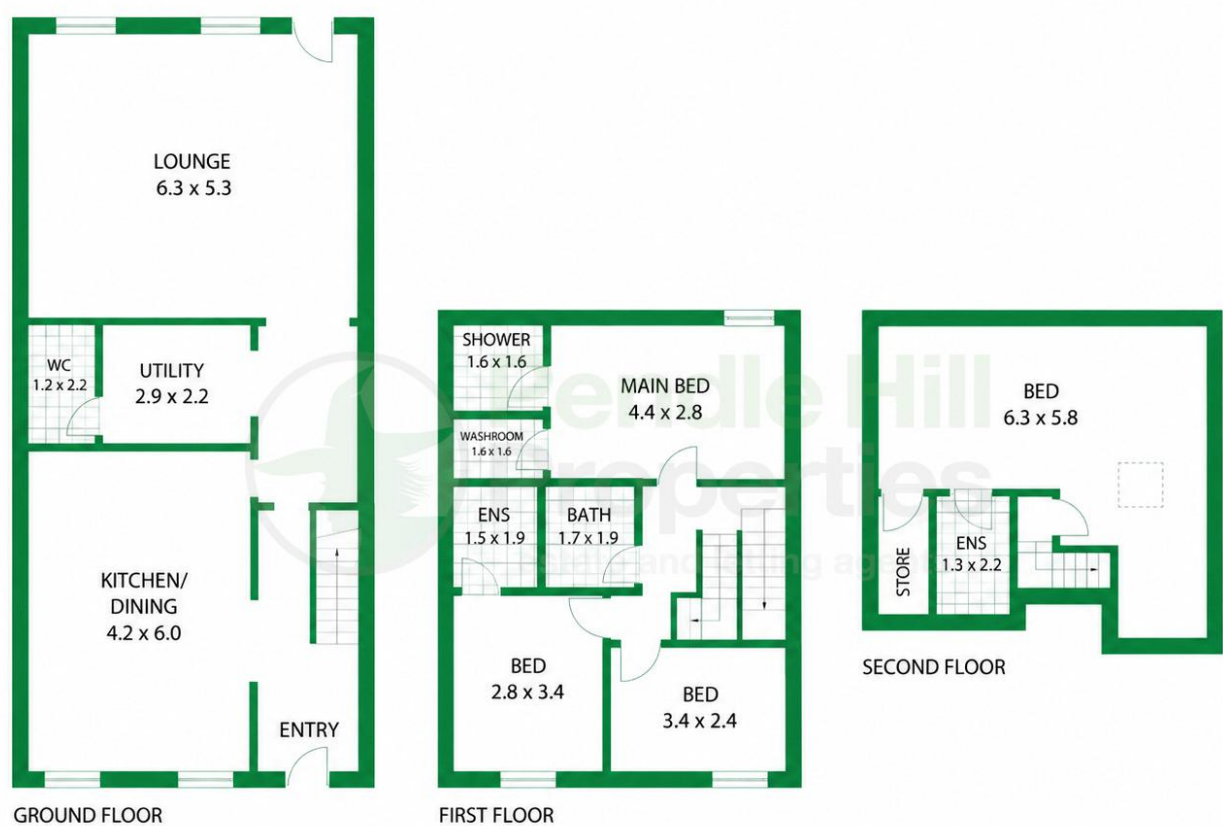


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Property Floor Plans

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG



INTERNAL AREA = 169.8 SQ.M - 1,828 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

5 Gaulkthorn Farm Barn, Broadfield

Property Info

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG

Property Type
Character Property
Property Style
Barn
Bedrooms
4
Bathroom
4
Receptions
2
Tenure Type
Leasehold
Floor Area
1828
Agency Type
Sole
Parking
Allocated Parking
Type
Sales
Electricity
Mains Supply

Property Info

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
3007-01-01
Price Qualifier
OIRO
Price
£550,000
Land Size
-
Age of Property
-
Year Built
2007
New Home
No

Property Features

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG

Feature 1

Exceptional Four-bedroom Accommodation Over Three Floors With Countryside Views

Feature 2

Impressive Open-plan Kitchen Diner With Bespoke Handmade Kitchen, High-quality Finishes And High-quality Integrated Appliances

Feature 3

Stylish Entrance Hall With Bespoke Built-in Bar, Wine Cooler, Wine Rack And App-controlled Lighting Throughout

Feature 4

Impressive Lounge With Real Flame Gas Fire, Remote Control, Porcelain Tiled Flooring And Direct Access To The Rear Garden

Feature 5

Main Bedroom With Separate Shower And Washroom, Plus A Second Bedroom With Its Own En Suite Shower Room

Feature 6

Spacious Second-floor Bedroom With En Suite Shower Room And Useful Eaves Storage, Offering Potential As A Principal Bedroom

Feature 7

Tiered Rear Garden With Two Patio Areas, External Power Sockets And Front Outside Tap

Feature 8

Three Allocated Parking Spaces With Two To The Front, One To The Rear And Additional Visitor Parking

Property Description

5 Gaulkthorn Farm Barn, Broadfield, Oswaldtwistle, Lancashire, BB5 3SG

Exceptional Four-Bedroom Barn Offering Three Floors, Bespoke Interiors And Open Countryside Views

Key Features

Bespoke handmade kitchen with oak cabinetry, granite worktops and a large island with Corian worktop

High-quality kitchen appliances including Smeg integrated gas and electric range, Samsung fridge, dishwasher and Quooker Nordic tap providing hot, cold and sparkling water

Open-plan kitchen and dining area with automatic lighting within the kitchen cupboards and Karndean flooring

Bespoke built-in bar within the entrance hallway, complete with wine cooler, wine rack and dedicated bar area

App-controlled lighting throughout the property, adding convenience and flexibility to the home's lighting

Generous lounge with real flame gas fire, remote control, porcelain tiled flooring and direct access to the rear garden

Open countryside views from the rear of the property, enjoyed from both the lounge and tiered garden

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Well-equipped utility room and WC with sink, washing machine, tumble dryer, full-size freezer and excellent storage

Four generously sized bedrooms arranged across three floors, offering excellent flexibility for modern family living

Spacious second-floor bedroom with en suite shower room and useful eaves storage, offering potential as a principal bedroom

Three allocated parking spaces, with two to the front and a further space to the rear, plus visitor parking

Tiered rear garden with two separate patio areas, external power sockets and an open countryside outlook

Quiet and private setting with convenient access to Oswaldtwistle, Blackburn, Preston and the motorway network

Excellent attention to detail throughout, combining bespoke finishes, quality fittings and practical features across three floors

Property Description

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Gaulkthorn Farm Barn is an impressive and thoughtfully designed four-bedroom home, offering an exceptional standard of accommodation across three floors. Set within a quiet and private location, the property has been finished with a clear focus on quality, practicality and attention to detail throughout, with open countryside views enjoyed from the rear.

The entrance hallway immediately sets the tone, with Karndean flooring running through the hallway, kitchen and dining area, utility and WC, creating a smart and practical finish across the ground floor. A particularly impressive feature of the hallway is the bespoke built-in bar, complete with a wine cooler, wine rack and dedicated bar area, providing a stylish space for entertaining. Adding to the home's specification, all lighting throughout the property can be controlled conveniently via an app.

From the hallway, there is access to the stunning open-plan kitchen and dining area, centred around a bespoke handmade kitchen with oak cabinetry, granite worktops and a large island with Corian worktop. The specification is exceptional, with a Smeg integrated gas and electric range oven and hob, full-size Samsung fridge, dishwasher and Quooker Nordic tap providing hot, cold and sparkling water. Automatic lighting within the cupboards adds another thoughtful touch.

The hallway also provides access to the useful utility and WC, which includes a sink, washing machine, tumble dryer, full-size freezer and excellent storage.

One of the main features of the property is the superb lounge. Generously proportioned and filled with natural light, it provides a beautiful space for both relaxing and entertaining, with lovely open countryside views towards the rear. The real flame gas fire creates an impressive focal point and is operated by remote control, while the porcelain tiled flooring adds to the quality finish. A door opens directly onto the rear garden, making the most of the views and creating a lovely connection between the lounge and outdoor space.

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The first floor provides three generous bedrooms, all offering excellent proportions, including the main bedroom with a separate shower and washroom, a second bedroom with an en suite shower room and a further bedroom alongside the family bathroom. The second floor is home to a particularly spacious fourth bedroom with its own en suite shower room, along with useful eaves storage. This room offers excellent flexibility and could also provide the potential to create a principal bedroom suite. All four bedrooms provide good-sized accommodation, making this a home that offers genuine space throughout.

Externally, there are two allocated parking spaces to the front and a further allocated space to the rear, along with visitor parking. The tiered rear garden features two separate patio areas, providing low-maintenance spaces for outdoor seating while making the most of the open countryside outlook. External power sockets are also provided, along with a useful outside tap to the front of the property.

From The Agent's Perspective:

Gaulkthorn Farm Barn is a property that stands out for its combination of quality, space and thoughtful design. The bespoke kitchen, built-in bar, app-controlled lighting and impressive lounge give the home a particularly high-quality feel, while all four bedrooms are generously sized and the three-storey layout offers excellent flexibility for family life.

The open countryside views from the rear are a real feature, particularly from the lounge and garden, while the private setting gives the property a sense of separation from the surrounding area. At the same time, it remains well placed for everyday amenities in Oswaldtwistle, with Blackburn and Preston both easily accessible. The nearby motorway network also provides convenient connections towards Manchester, making this a well connected home despite its quieter setting.

From the Client's Perspective:

A beautifully built house in a stunning rural location with first-class connectivity to major motorways.

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Additional Information

Tenure- Leasehold, 980 years remaining.

Council tax band - F

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Annual insurance charge for the shared road circa 250 per year.

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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