



## Highcliffe Barn Lower Chapel Lane, Grindleton

OIRO £625,000 Freehold

Superb four-bedroom barn conversion offers a rare opportunity to acquire a home of exceptional character and charm. Constructed in beautiful stone, the property combines traditional features with modern comforts, boasting impressive vaulted and beamed ceilings that create a sense of space and grandeur throughout. The welcoming hallway reception leads to a fabulous elevated lounge, perfectly positioned to take full advantage of the outstanding panoramic views over the surrounding countryside. Set in a private village setting with stunning views, flexible living space, landscaped garden, carport, and traditional features throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Set within a secluded and highly desirable position just a short stroll from the heart of the village, this superb four-bedroom barn conversion offers a rare opportunity to acquire a home of exceptional character and charm. Constructed in beautiful stone, the property combines traditional features with modern comforts, boasting impressive vaulted and beamed ceilings that create a sense of space and grandeur throughout. The welcoming hallway reception leads to a fabulous elevated lounge, perfectly positioned to take full advantage of the outstanding panoramic views over the surrounding countryside. The versatile layout includes four/five bedrooms, offering flexibility for family living, guest accommodation or a dedicated home office. The excellent modern breakfast kitchen is both stylish and practical, ideal for every-day dining, while the flexible sitting room provides additional space for relaxation or play. The spacious family bathroom and separate three-piece shower room ensure convenience for busy households. This is a truly individual home, thoughtfully laid out making it an exceptional choice for discerning buyers seeking a unique and memorable property.

Approached via a small shared access lane serving just three properties, Highcliffe Barn enjoys a peaceful and private setting complemented by a driveway carport, providing secure parking for two to three cars with the added benefit of covered storage. Opposite the house, a fantastic elevated landscaped garden awaits, offering a series of thoughtfully designed outdoor spaces. Stone steps lead to a generous stone-flagged patio, perfect for al fresco dining, and a raised timber decked area that is ideal for relaxing and enjoying the far-reaching views. A greenhouse and a well maintained lawn are surrounded by mature, well-stocked planted borders and established hedging, creating a tranquil retreat with a high degree of privacy. The garden enjoys stunning, uninterrupted views across neighbouring valleys and towards the iconic Pendle Hill, making it a truly special place to unwind. In addition to the main house, a traditional stonebuilt shippon below the property provides excellent storage. This exceptional outside space perfectly complements the character and appeal of the property, offering a wonderful setting for both family life and entertaining.



- Beautiful Individual Stonebuilt Barn Conversion
- Secluded Tucked Away Plot Within Walking Distance To Village
- Outstanding Elevated Views – Fantastic Appeal
- 4/5 Versatile Bedrooms; Impressive Vaulted Beamed ceilings
- Welcoming Hallway Reception & Fabulous Elevated Lounge
- Excellent Modern B/fast Kitchen; Flexible Sitting Room
- Spacious Family Bathroom & 3-pce Shower Room
- Adjoining Superb Landscaped Garden & Patio
- Driveway Carport For 2/3 Cars; Large Shippon Store Room
- Exceptional Family Home With Fabulous Character & Charm

### **Reception Hallway/ Dining Room**

uPVC double glazed external door and glazed surround, stone flagged flooring, wall light points, panel radiator.

### **Living Room**

Impressive light filled room with uPVC double glazed bow window and window seat with a stunning elevated view across towards Pendle Hill and neighbouring villages and countryside, window to side elevation, panel radiators, feature wood ceiling beams, recessed spotlighting, stone fireplace with cast iron wood burning stove, TV point, wood panelled double doors to hallway.

### **Inner Hallway**

Stone flagged flooring, staircase to first floor, storage cupboard into alcove area, utility cupboard housing plumbing for washing machine, space for tumble dryer, feature wood beams, wall light points, panel radiator.

### **Breakfast Kitchen**

Modern shaker style fitted kitchen with contrasting granite worktops and up stands, under unit lighting, twin bowl sink unit with mixer tap and hot water tap, dual fuel range cooker with glass splash back and extractor filter canopy over, plumbing for dishwasher, integrated fridge and freezer, granite breakfast bar, chrome ladder style radiator, Karndean wood style flooring, recessed spotlighting, TV point, uPVC double glazed window with aspects over garden.

### **Sitting Room/Bedroom Five**

Snug sitting room with TV point, panel radiator, uPVC double glazed window overlooking garden and upper window to side elevation, wall light points.

### **Shower Room**

3-pce suite comprising low level w.c., pedestal wash basin, shower enclosure with thermostatic shower, tiled flooring, panel radiator, uPVC double glazed window.

### **Landing**

Spindle balustrade, feature wood beams and trusses with open pitched ceiling, 2 x velux windows, good size storage cupboards.

### **Master Bedroom One**

Sumptuous spacious main bedroom with carpet flooring, feature open pitched ceiling with exposed beams and trusses, wall light points, fitted wardrobes to 2 walls, panel radiator, TV point, uPVC double glazed bow window with stunning panoramic views.

### **Bedroom Two**

Spacious double room with wood flooring, fitted wardrobes, loft access, panel radiators, TV point, uPVC double glazed windows to front and side elevations.

### **Bedroom Three**

Carpet flooring, open pitched ceiling with exposed beams, uPVC double glazed window, panel radiator, outlooks over garden, built in desk and drawers.

### **Bedroom Four**

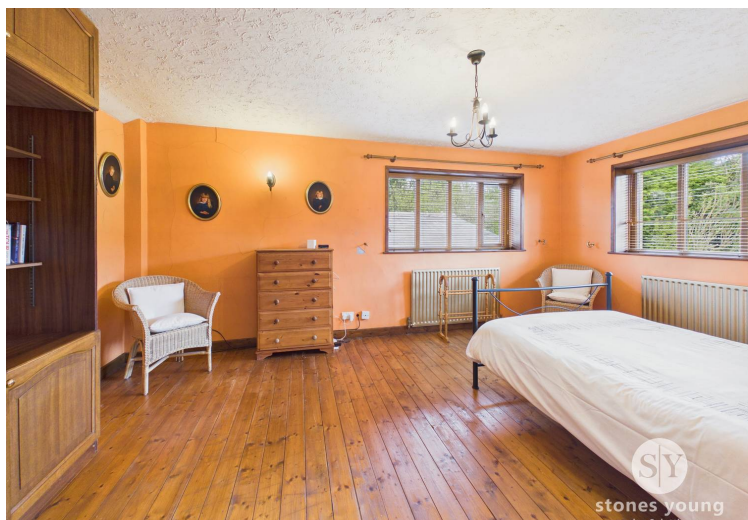
Feature uPVC double glazed barn style low window with stone arch surround, velux window with open pitched ceiling with exposed beams and trusses, and window to front elevation with vanity sink unit, carpet flooring, panel radiator, TV point, fitted bed with drawer storage under and fitted desk.

### **Bathroom**

Traditional 3-pce white suite with freestanding roll top bath with mixer tap and hand held shower fitment, pedestal wash basin, low level w.c., part tiled walls, wood flooring, heated towel rail, built in cupboard also housing hot water cylinder, pitched ceiling with velux window, exposed beams and trusses.











Approximate total area<sup>m</sup>

2082 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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