



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property.



Asking Price £950,000



**Higher Cockden Barn Todmorden Road  
Briercliffe  
Burnley  
BB10 3QQ**



**Council Tax Band: E**



\*Attention Equestrian Lovers - This is perfect for you!\*

\*A truly unique opportunity.\*

Petty Real are delighted to present to the market Higher Cockden Barn, Todmorden Road, Briercliffe—an exceptional four-bedroom barn conversion set within an impressive 21.6 acres of land. Offered for sale with no onward chain, this unique property combines characterful living with outstanding equestrian and development potential.

The grounds include ten well-appointed stables and a riding arena positioned to the rear, making it ideal for equestrian enthusiasts or those seeking a rural lifestyle. The property further benefits from extensive parking and a substantial garage/workshop located adjacent to the stables. Notably, the stables have previously secured planning permission for conversion into two holiday cottages, presenting an exciting opportunity for additional income or multi-use living.

This is a rare opportunity to acquire a versatile countryside home with significant scope, all within a desirable and accessible location.

### Property Description

Stepping into the property, you are welcomed by a spacious entrance hall (1.11m x 4.74m), offering practical storage with built-in cupboards to the left, one of which houses the boiler. Immediately off the hallway to the left is a versatile reception room (4.15m x 4.28m), ideal for use as a formal dining room, home office, or children's playroom depending on your needs.

Positioned opposite is the kitchen/breakfast room (3.28m x 4.80m), thoughtfully laid out with worktops along the far and right-hand walls, providing ample preparation space alongside a range of wall and base units. The sink is perfectly placed beneath a window overlooking the surrounding countryside, while the oven and hob are centrally located along the right wall. On the left a section of worktop forms an L-shaped breakfast bar, creating an informal dining area.

To the rear of the property lies the impressive main living space, a lounge/dining room (5.92m x 6.11m). This characterful room showcases exposed beams and a striking fireplace with a multifuel burner, creating a cosy focal point. Dual windows allow for an abundance of natural light, while the generous proportions easily accommodate large sofas and a family dining table, along with additional storage and decorative furnishings.

Leading on, the ground floor hosts two well-proportioned bedrooms. The principal bedroom (3.88m x 5.92m) provides ample space for freestanding furniture and benefits from double doors opening out to the rear of the property, enhancing the connection to the outdoor space. Adjacent is a further bedroom (3.38m x 5.22m), complete with integrated wardrobes and dual windows, making it another bright and comfortable room. The family bathroom (2.16m x 2.75m) is also located on the ground floor and features a four-piece suite comprising a walk-in shower, bath, wash basin, and WC.

To the first floor, there are two additional bedrooms, both benefiting from en-suite facilities and skylight windows that capture picturesque views across the Briercliffe countryside. Bedroom three (3.40m x 5.51m) offers generous space for bedroom furnishings and includes a three-piece en-suite (2.25m x 1.26m) with a walk-in shower, wash basin, and WC. The fourth bedroom (3.13m x 5.61m) is similarly well-sized and is complemented by its own en-suite (1.75m x 2.12m), also comprising a walk-in shower, wash basin, and WC.

Externally, the property continues to impress. A detached garage (5.29m x 7.30m) sits opposite the main house, ideal for vehicle storage or use as a workshop. The extensive grounds include a detached stable block with ten individual stables (each measuring 3.43m x 3.79m) and a riding arena, making this an exceptional opportunity for equestrian use or those seeking a rural lifestyle with substantial land.

This remarkable home blends character, space, and versatility, offering a rare opportunity to acquire a property with significant lifestyle and development potential.

View more about this property online....

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