



## Dunsop Road, Newton In Bowland, BB7 3ED

£750,000

AN EXQUISITE STONE BUILT BARN CONVERSION

Nestled in the picturesque Dunsop Road, Newton In Bowland, this exquisite stone-built detached barn conversion, known as The Coach House, offers a unique blend of character and modern living. Spanning an impressive 2,745 square feet, this property boasts three spacious reception rooms, four well-appointed bedrooms, and three contemporary bathrooms, making it an ideal family home.

Built in 1900, The Coach House has been meticulously maintained and presents a harmonious mix of traditional features and modern comforts. The interior showcases stunning exposed beams, charming stone walls, and a feature stone staircase, all complemented by solid fuel stoves set in elegant fireplaces. The oak floors and hand-made oak skirting boards add a touch of sophistication, while underfloor heating and modern lighting ensure a warm and inviting atmosphere throughout.

Approached via a private road, the property offers ample parking for 4-5 cars, along with a detached double garage that includes a versatile playroom or office above, perfect for remote work or leisure activities. The beautifully landscaped rear garden features a patio, lawn, and vegetable garden, all of which adjoin open countryside, providing a serene outdoor retreat.

The location is truly exceptional, set within an Area of national landscape, with breath taking views across the Hodder Valley countryside making it a walkers paradise. The property is conveniently situated near Dunsop Bridge, Waddington, and Clitheroe, two award winning public houses and easy access to major transport links to Preston and Lancaster.

Viewing is essential to fully appreciate the charm and elegance of this remarkable home, which offers an abundance of indoor and outdoor space, making it the perfect country residence for those seeking tranquillity and sophistication.

For further information or to arrange a viewing please contact our Ribble Valley branch.

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			
(21-38) F		22	43
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Stunning Stone Built Barn Conversion
- Character Features Throughout
- Off Road Parking
- Tenure - Freehold
- Three Spacious Reception Rooms
- Beautiful Landscaped Gardens
- EPC Rating - F
- Three Double Bedrooms And Two Bathrooms
- Breath Taking Countryside Views
- Council Tax Band - G

## Ground Floor

### Entrance

Oak hardwood door to hall.

### Hall

9'5 x 3'5 (2.87m x 1.04m)

Underfloor heating, spotlights, exposed stone elevations, tiled flooring, open to kitchen diner, oak double doors to Jack and Jill shower room.

### Kitchen Diner

29'5 x 16'3 (8.97m x 4.95m)

Two hardwood double glazed windows, Velux window, underfloor heating, range of panelled wall and base units, granite surfaces, tiled splashbacks, solid oak surfaces, two inset stainless steel sinks with mixer taps, four door Falcon Range cooker with five ring gas hob and extractor hood, space for American fridge freezer, integrated dishwasher, spotlights, tiled flooring, oak door to utility room, open to lounge, stone staircase to first floor.

### Utility Room

12'6 x 9'10 (3.81m x 3.00m)

Hardwood double glazed window, underfloor heating, panelled wall and base units, granite surfaces, stainless steel sink and drainer with mixer taps, plumbing for washing machine and dryer, tiled flooring, hardwood door to front.

### Lounge

17'11 x 17'3 (5.46m x 5.26m)

Two hardwood double glazed window, underfloor heating, exposed beams, cast iron multi fuel burner with stone hearth and surround, four feature wall lights, television point, solid oak flooring, oak doors to bedroom two and study.

### Study

16'3 x 9'7 (4.95m x 2.92m)

Two hardwood double glazed windows, underfloor heating, cast iron multifuel burner with stone hearth and surround, exposed beams, hardwood oak floor, hardwood double glazed door to rear.

### Bedroom Two

17'1 x 16'5 (5.21m x 5.00m)

Two hardwood double glazed windows, underfloor heating, exposed beams, four feature wall lights, integrated desk and shelving, fitted wardrobes, television point, solid oak flooring, hardwood oak door to Jack and Jill shower room.

### Jack and Jill Shower Room

8'6 x 5'5 (2.59m x 1.65m)

Hardwood double glazed window, chrome heated towel rail, underfloor heating, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a direct feed corner shower enclosure, tiled elevations, exposed beams, three feature wall lights, extractor fan, tiled flooring.

## First Floor

### Landing

17'1 x 7'1 (5.21m x 2.16m)

Two skylights, exposed beams, spotlights, smoke alarm, two feature wall lights, hardwood oak flooring, hardwood doors to Bedroom one, bedroom, three, bedroom four and bathroom.

### Bedroom One

17'5 x 17'3 (5.31m x 5.26m)

Two hardwood double glazed windows, underfloor heating, fitted wardrobes and dressing table, solid oak flooring, hardwood door to en suite, hardwood double glazed door to Juliette balcony.

### En Suite

13'3 x 5'4 (4.04m x 1.63m)

Hardwood double glazed window, Velux window, heated towel rail, underfloor heating, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, hardwood flooring.

### Bedroom Three

16'4 x 9'8 (4.98m x 2.95m)

Underfloor heating, spotlights, loft access, solid oaks flooring, hardwood double glazed door/ window to Juliette balcony.

### Bedroom Four

11'4 x 9'10 (3.45m x 3.00m)

Hardwood double glazed window, underfloor heating, exposed beams, spotlights.

### Bathroom

9'10 x 6'3 (3.00m x 1.91m)

Hardwood double glazed window, underfloor heating, four piece suite comprising of dual flush WC, wood panelled bath with mixer tap, pedestal wash basin with mixer tap and direct feed rainfall shower, tiled elevations, spotlights, hardwood flooring.

## External

### Rear

Enclosed tiered garden with laid to lawn garden, paving, bedding areas, mature shrubbery, stone chippings, access to double garage and games room.

### Double Garage

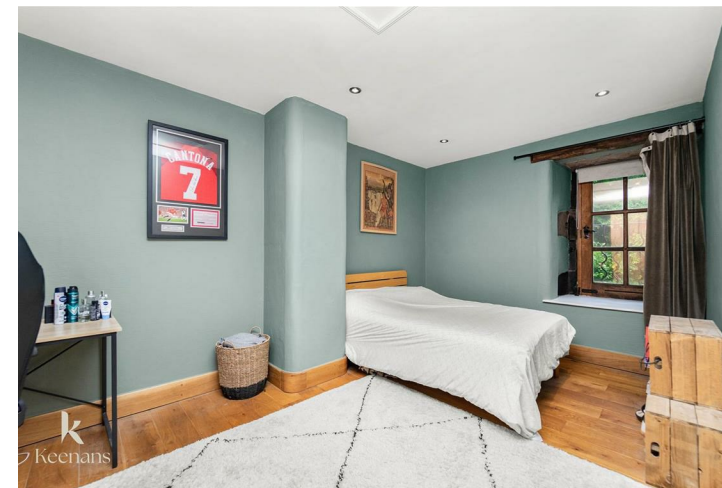
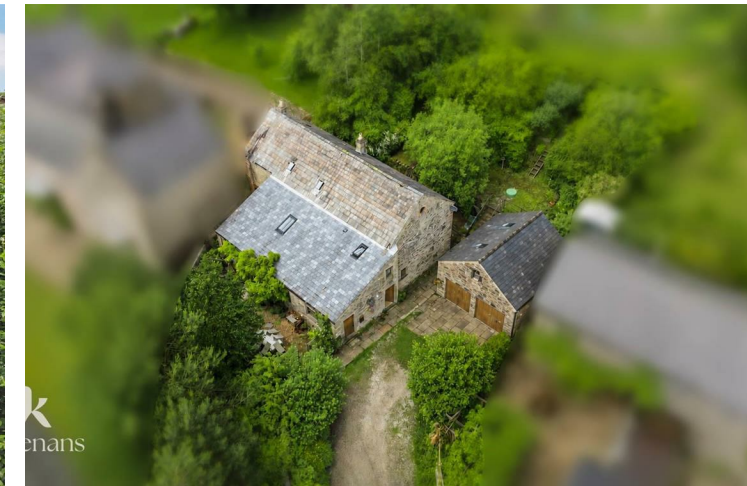
21'4 x 19'8 (6.50m x 5.99m)

### Games Room

21'4 x 19'8 (6.50m x 5.99m)

### Front

Off road parking for multiple cars and garden with stone chippings and bedding areas.



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