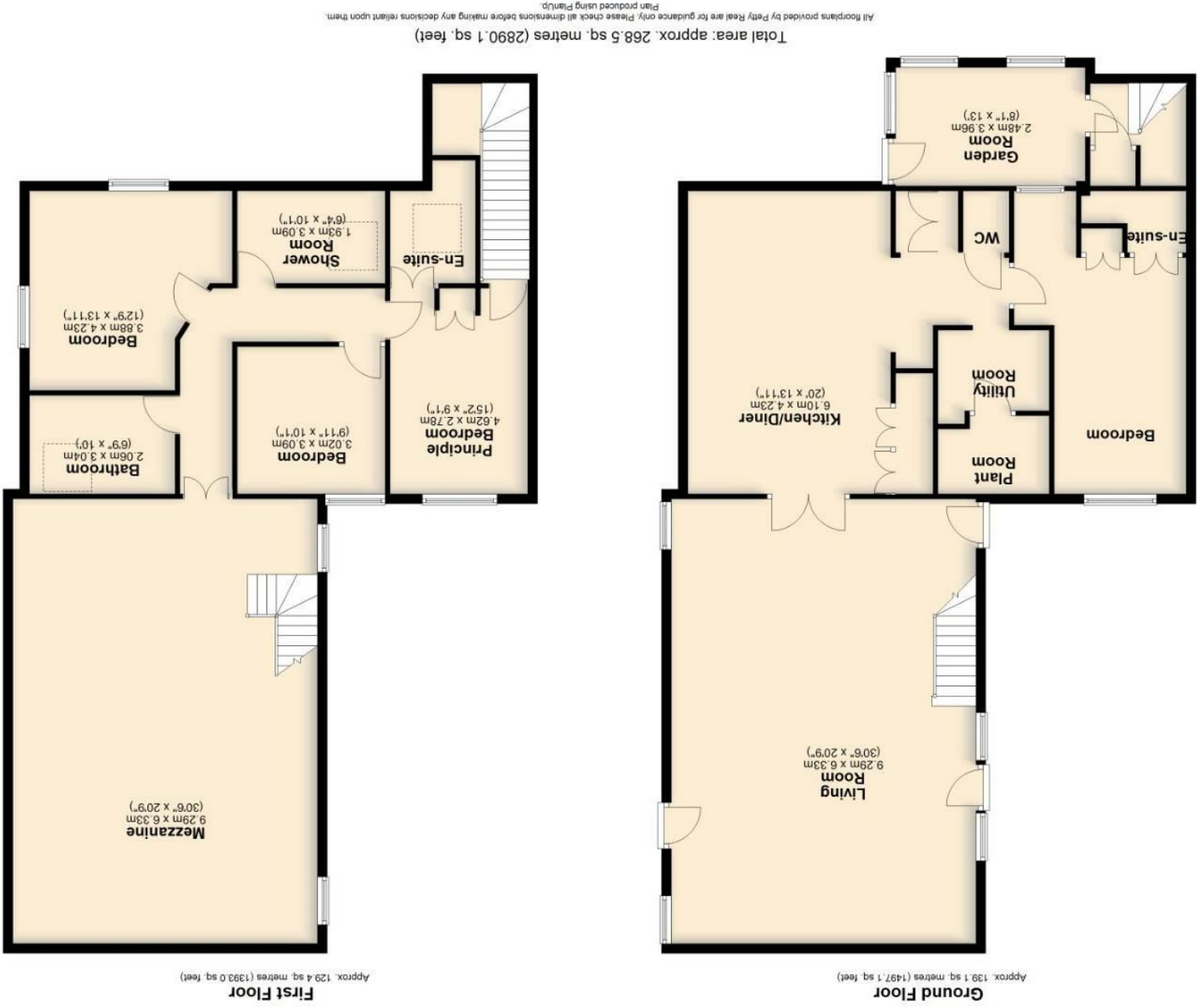


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property. should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your



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Price £700,000



Dam Head Barn Blacko Bar Road

Roughlee
BB9 6NX

4 4 1

Council Tax Band: G



Dam Head Barn is a charming semi-rural property nestled in the picturesque hamlet of Roughlee. This beautifully converted barn blends character features with modern comforts, providing an idyllic retreat in a peaceful location.

Description

Dam Head Barn is an exceptional Grade II listed barn conversion, situated in the peaceful and picturesque hamlet of Roughlee—nestled in the heart of Pendle's Area of Outstanding Natural Beauty. This beautifully restored residence blends timeless architectural features with modern-day luxury, offering a rare opportunity to own a truly distinctive countryside home.

Thoughtfully and sympathetically converted, the property retains a wealth of character including exposed timber beams, vaulted ceilings, traditional stonework, and original windows. These charming period details are seamlessly complemented by oil-fired underfloor heating throughout, providing warmth and comfort year-round.

The main living area is a showpiece—an expansive lounge with soaring ceilings, exposed trusses, and a striking stone fireplace housing a multi-fuel stove. French doors open out to the garden, filling the space with natural light. Overlooking this room is a mezzanine level, ideal as a reading area, home office, or creative retreat.

The heart of the home is the spacious dining kitchen, complete with modern shaker-style cabinetry, integrated appliances, and ample workspace. A countryside-facing window provides a stunning backdrop for family meals and entertaining.

A separate utility/laundry room and ground floor WC add practicality, while a generously sized fourth bedroom with en-suite shower room offers excellent flexibility—perfect for guests, multigenerational living, or working from home.

Upstairs, the property continues to impress with three further double bedrooms, each with its own charm. The principal suite boasts a contemporary en-suite shower room, while a luxurious house bathroom serves the remaining bedrooms with high-end fittings and elegant finishes.

Outside, the property features a private rear garden with a paved patio—perfect for al fresco dining or relaxing amidst the tranquil surroundings. A lawned front garden and gravelled driveway provide ample off-road parking, while a pizza oven and seating area offer an ideal setting for social gatherings.

Roughlee is a desirable and tightly held village, celebrated for its natural beauty, local walks, and welcoming community spirit. Despite its rural charm, it remains well-connected, with nearby amenities in Barrowford and easy access to the M65 for commuters.

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