



Shelfield Barn

£460,000

Guide Price

Shelfield Barn, Southfield Lane
Southfield, Burnley, BB10 3RQ





FOR SALE

PROPERTY TYPE

🏠 Detached Stone Barn (part converted)

Key features

- A substantial detached traditional stone barn (part converted) enjoying stunning panoramic views towards the iconic Pendle Hill.
- Approximately 342 sq m (3,680 sq ft) of accommodation arranged over three floors.
- Partially converted with the potential to create an impressive five-bedroom family home, finished to your own specification.
- Off-road parking with space for four or more vehicles.
- A peaceful semi-rural location on the edge of Colne, with easy access to Nelson, local amenities and transport links.
- Offered for sale with no onward chain for a straightforward purchase.



Site Plan



Description

Located off Southfield Lane, nestled in a small hamlet of houses and surrounded by green fields, Shelfield Barn offers generous living accommodation, a private driveway and an extensive lawned garden. Combining the tranquillity of countryside living with excellence convenience, this property has the potential to create a wonderful family home.

The current owners have undertaken a part conversion of the property bringing it to a position whereby it is wind and watertight, the property also benefits from first fix electrics, first fix plumbing and internal wall partitions. The proposed layout has been thoughtfully designed and provides a kitchen, living room, dining room, utility room and W/C to the ground floor.



The first floor is arranged to accommodate a large principal bedroom benefitting from an en-suite and dressing room, two further double bedrooms each benefiting from en-suites, a fourth bedroom and a family bathroom. A second floor offers an open space with the potential to create an additional bedroom, home office, games room or a combination of uses to suit individual requirements.

Essentially a blank canvas, Shelfield Barn offers prospective purchasers the chance to design the interior to their own specification, style and finish. This property provides the ideal foundation for a bespoke home in a rural setting.

Externally, the property benefits from a lawned garden and an extensive driveway which leads to a parking area at the rear of the property. To the front of the property, a gravelled patio area, accessed through large double doors creates a seamless connection between indoor and outdoor living spaces.

The versatile outdoor area could be used for outside dining, entertaining family and friends or simply a space to take in the far-reaching views the property has to offer. This area could also be used for additional parking should this be required, making it both practical and appealing.

With this property also comes the potential to develop a traditional unroofed structure to the rear, subject to obtaining the necessary planning consents, to create a garage for additional storage.

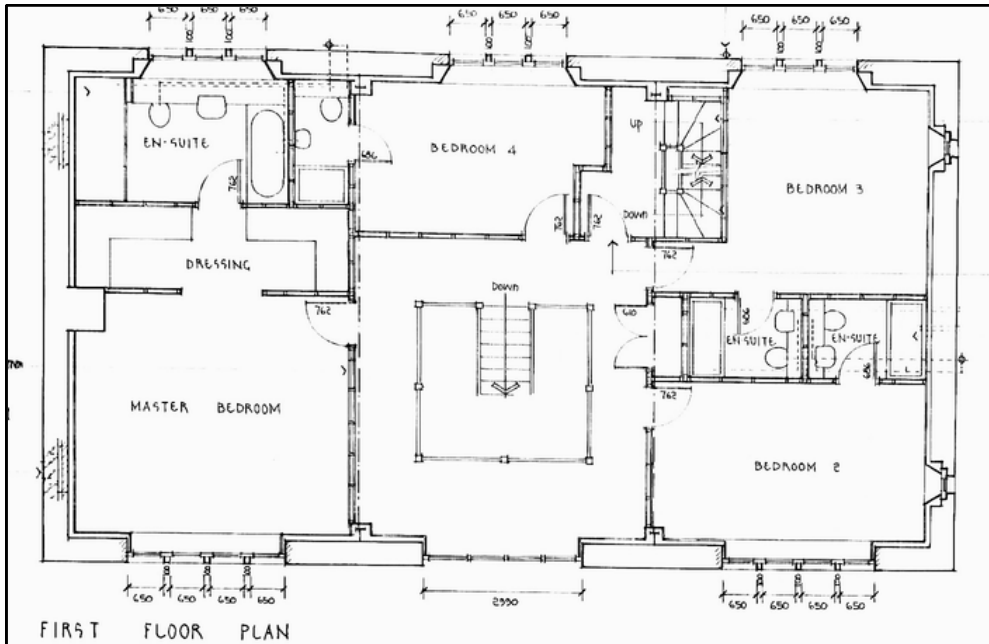
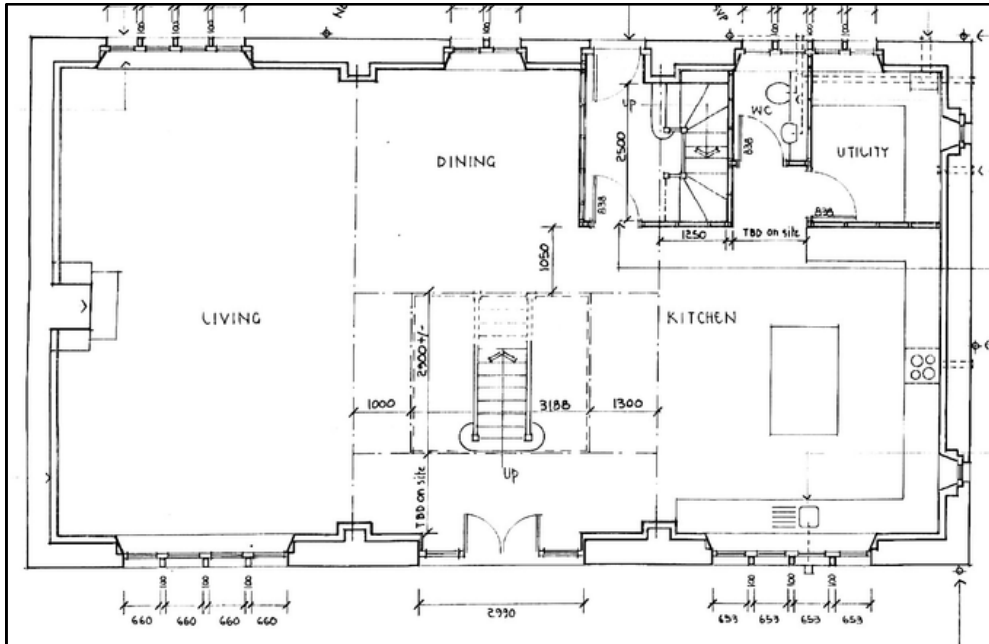
Planning for the conversion of the barn was approved by Pendle Borough Council. A prior approval was granted under application 19/0861/AGD and following this planning conditions were subsequently discharged under application 21/0262/CND. It is recommended that all interested parties should familiarise themselves with the planning consents.

Despite its rural location, the property enjoys excellent access to a wide range of local amenities. Colne is just a short five minute drive away offering shopping facilities, supermarkets, restaurants, leisure centres, healthcare services and excellent transport connections. In addition, the neighbouring town of Nelson is approximately 10 minutes drive away, while Burnley can be reached in around 20 minutes.

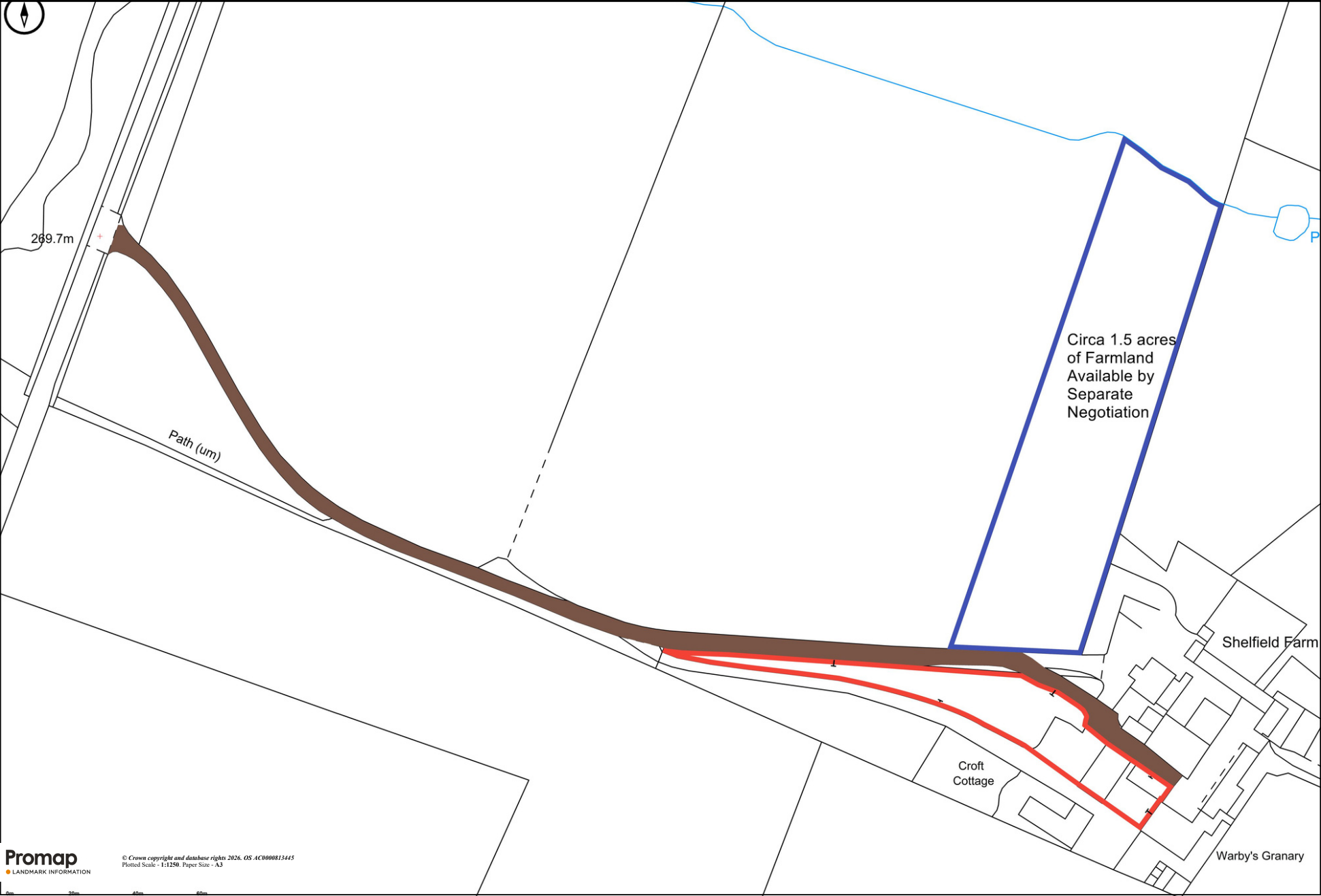
For commuters, the M65 motorway is just a 10 minute drive, providing convenient access to key employment centres throughout Lancashire and the North West including Blackburn, Burnley, Preston, and Manchester.

Shelfield Barn offers the perfect balance of peaceful countryside living with the convenience of excellent transport links and everyday amenities close by.





Site Plan



Information

Access, Easements and Wayleaves: The property is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not. A right of way will be granted over the area shown brown, with or without vehicles at any time for the benefit of Shelfield Barn for residential purposes.

Boundaries and fencing obligations: The Purchaser is to maintain and replace the boundary features as demonstrated by the 'T' on the plan.

Council Tax: The property is not currently registered for council tax.

Condition of the Property: The property is being sold as seen in its current condition including all fixtures and chattels.

Flooding: The UK Government flood map for planning shows the property located in Flood Zone 1.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property.

Land: Circa 1.5 acres of farmland is available by separate negotiation as shown edged blue on the enclosed plan.

Local Authority: Pendle Borough Council Town Hall Market Street Nelson Lancashire BB9 7LG. Tel.: 01282 661661

Method of Sale: Private Treaty. If there is a high level of interest best and final offers may be sought.

Money laundering regulations and compliance: The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their offer.

Parking: Private off-road parking

Plans, area and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Restrictions: The Purchaser, or their successors in title, cannot erect any permanent structures on the land edged red.

Services: The property benefits from mains electricity and water connections. It is proposed that heating is to be provided by way of an LPG fired central heating system and foul water by a sewage treatment system to be installed within the curtilage of the property.

Please note that these services have not been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves of the presence and working condition.

Title & Tenure: Freehold

Viewings: Viewings are strictly by appointment only with the selling agent. All enquiries should be directed to Chris Cowey.

Subject to Contract

Photos taken July 2026

Directions

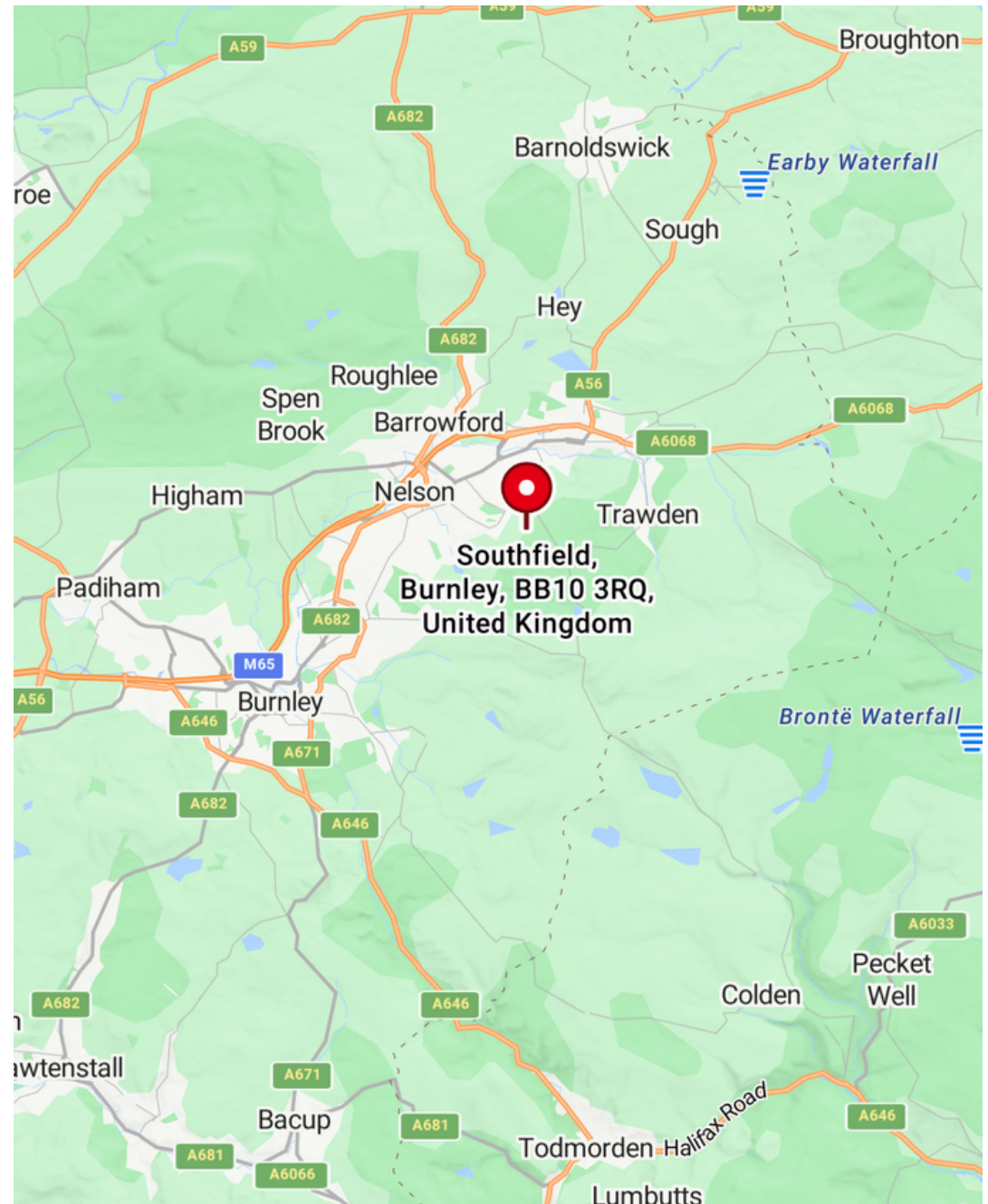
What3words

general.trackers.betraying



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INGHAM & YORKE





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