



## Moor Gate Barn Cob Lane

Kelbrook, Barnoldswick

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

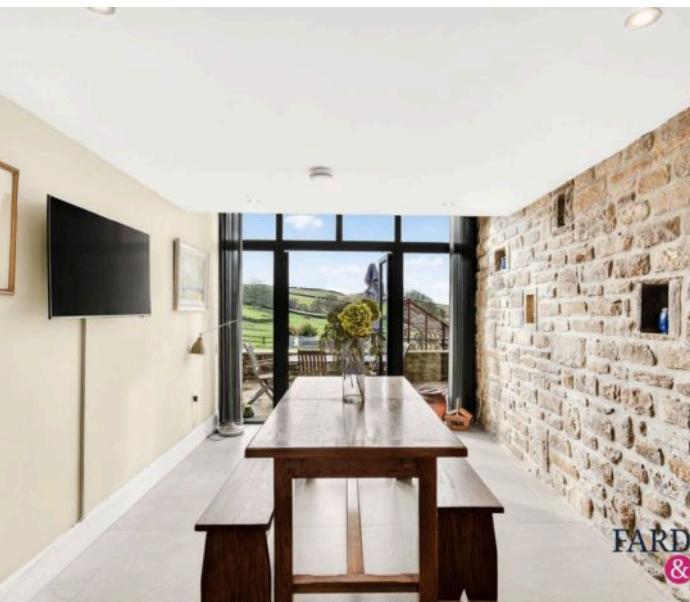
EPC Environmental Impact Rating: E

- Rural Converted barn
- Off-road parking
- Stunning kitchen with integrated appliances
- Open plan living areas
- Garden access via two sets bi-fold doors
- Exposed stone and wooden beams
- 5 Bedrooms + 4 Bathrooms
- Scenic countryside views
- Separate snug/ TV room on the ground floor

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& BELL



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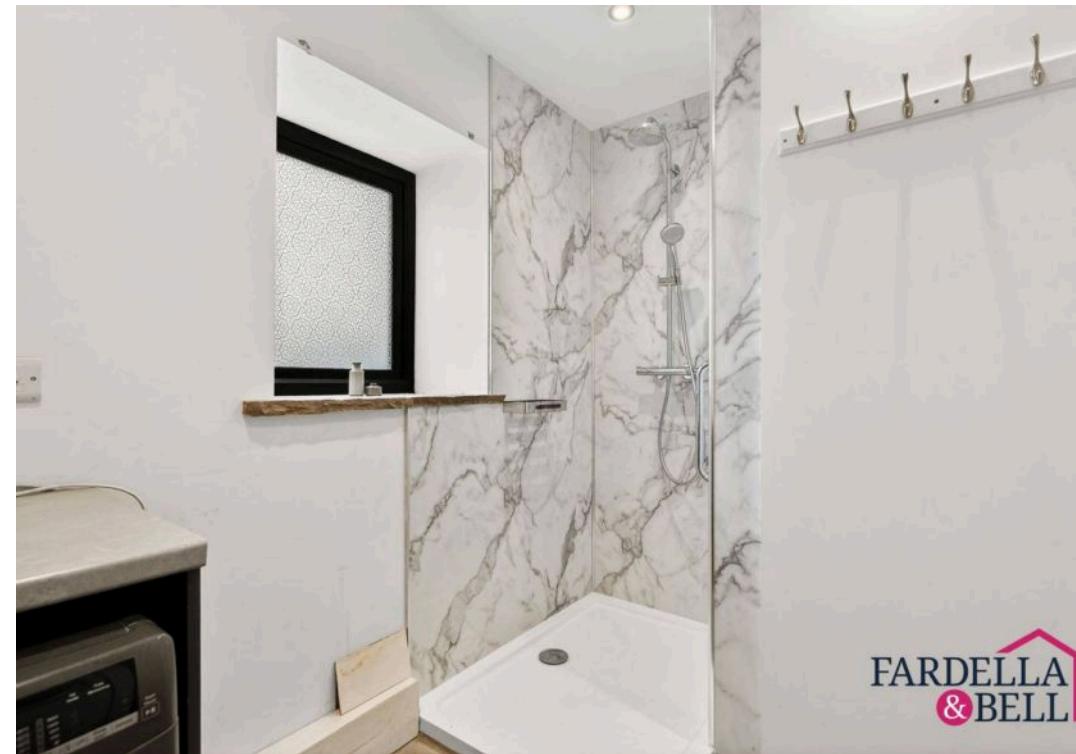
## Ground Floor

The ground floor is thoughtfully laid out to offer both flexibility and flow, making it ideal for modern family living. A cosy snug, currently utilised as a bedroom, provides a versatile additional living space that could equally suit use as a snug, home office or occasional guest room. A dedicated dining area sits comfortably within the heart of the home. A wide hallway opens into the open plan living area. Here, sleek cabinetry, generous marble worktops and a central island create a sociable hub, with ample space for both relaxing and hosting. Discreetly hidden away is a practical utility and shower area incorporating a downstairs WC, ensuring everyday functionality is neatly tucked out of sight. Natural light flows throughout the ground floor, enhancing the sense of space while maintaining a warm and welcoming atmosphere.

## First floor

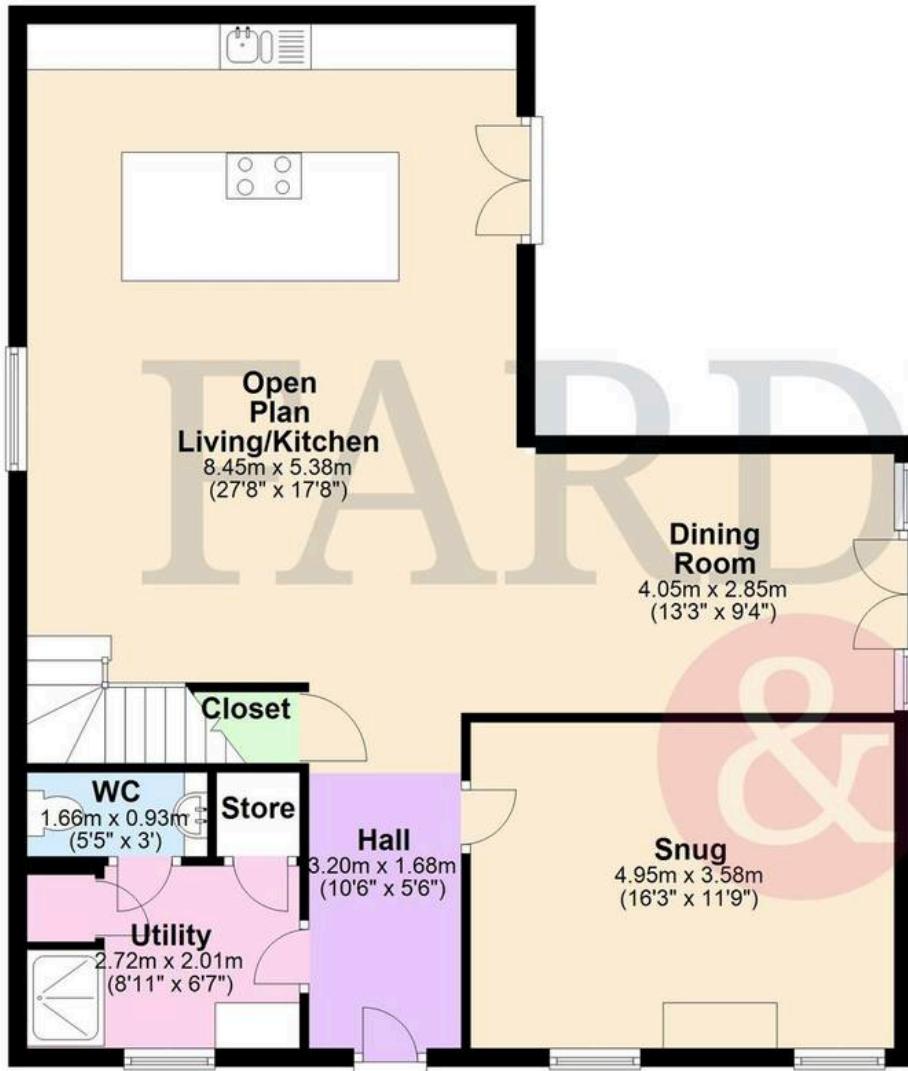
Upstairs, there are five generously sized bedrooms, three of which benefit from modern ensuite bathrooms and fitted wardrobes. The remaining bedrooms are bright and flexible, suitable for family use or home working. En suite bathrooms and separate family bathroom (featuring both a bath and shower) are finished to a high standard with contemporary fittings throughout. The landing area features open beams giving a cosy feel and views over the countryside.



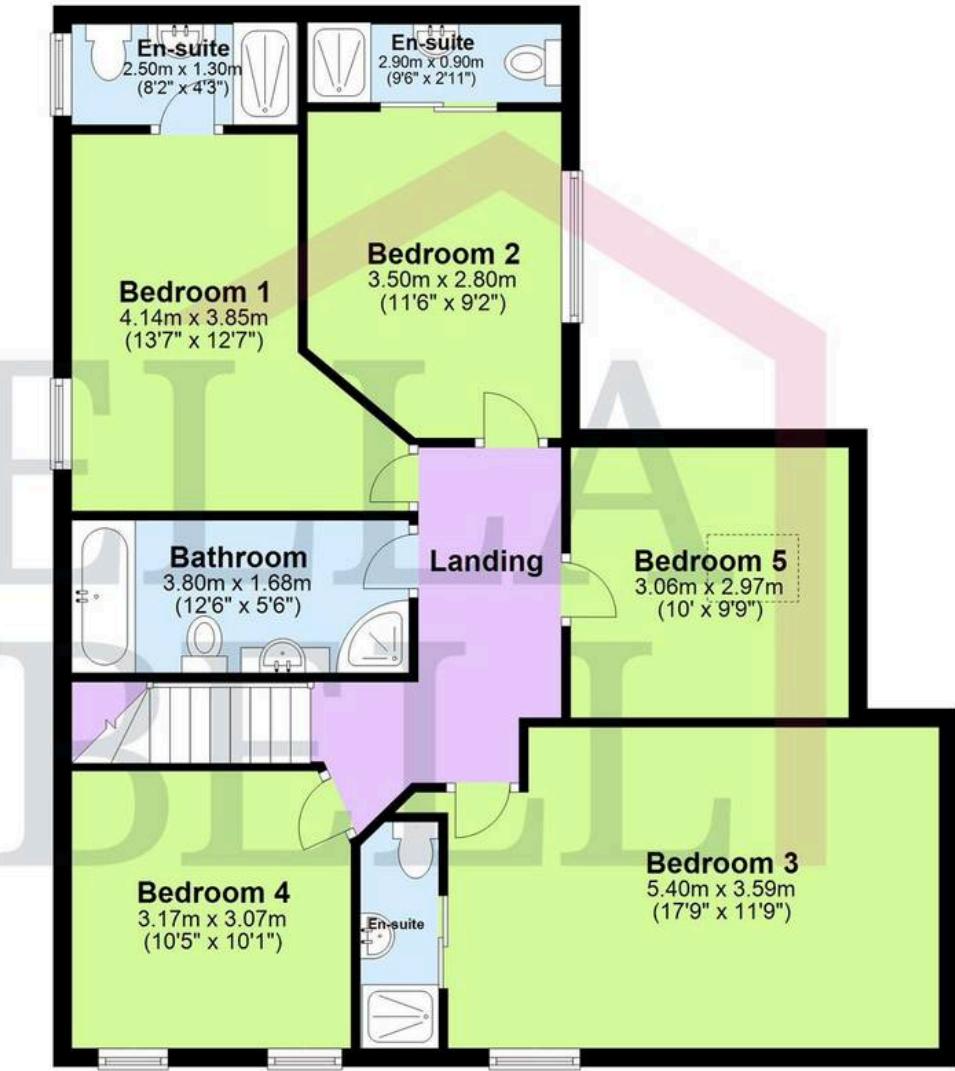




## Ground Floor



## First Floor



Total area: approx. 175.3 sq. metres (1887.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

**Moorgate Barn**



## GARDEN

Externally, the property is equally impressive, enjoying a beautiful stone façade that reflects the character and heritage of the original barn conversion. To the rear, a private, enclosed stone-paved courtyard provides a sheltered and atmospheric outdoor seating area, ideal for relaxed entertaining and al fresco dining, framed by traditional dry-stone walls and accessed directly from the main living space. Beyond the courtyard, the property opens out into a generous gravelled area offering ample off-road parking and further flexibility, complemented by a well-positioned greenhouse and additional storage. The wider grounds extend into a substantial grassed area with open countryside views, creating a real sense of space and rural living. The additional land included within the sale enhances the appeal further, offering excellent potential for a newly constructed garage (planning in place for a garage) or equestrian use, subject to the necessary consents. Bordered by fencing and enjoying a peaceful outlook, this area provides a rare opportunity to tailor the outdoor space to suit individual lifestyle needs.

## OFF STREET

3 Parking Spaces

## ON STREET

3 Parking Spaces





Aerial boundary for illustrative purposes only

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