



A SUPERB CONVERSION OF A 19TH CENTURY WATER FILTER HOUSE INTO 7 LUXURY PROPERTIES

BARLEY GREEN MILL,
BARLEY, PENDLE, LANCASHIRE, BB12 9JU

Prices start from £295,000 for a 3 bedroom property

savills

A SUPERB CONVERSION OF A 19TH CENTURY WATER FILTER HOUSE INTO SEVEN LUXURY PROPERTIES

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Prices start from £295,000 for a 3 bedroom property

3-4 bedrooms ♦ bespoke kitchens ♦ feature fireplaces with log burners ♦ modern bathrooms ♦ many original building features have been retained

- EPC Rating = TBC
- Council Tax = TBC

Situation

This stunning water filter house is situated just on the fringe of the village of Barley, one of the most popular villages in Pendle. Residing at the foot of Pendle Hill, the village is popular with walkers looking to take on the famous hill as well as numerous other walks, some of which are part of the Pendle Way Long Distance Trail. The village itself has a good community feel with children's playgrounds and parks, meandering streams through the centre, as well as the Pendle Inn public house and the newly renovated Barley Mow restaurant. As well as being surrounded by open countryside and two large reservoirs, it is within good commuting distance to all major business conurbations with the M65 approximately 3.5 miles away and Manchester approximately 32 miles away.

Description

This superb development has been well designed and thought out and offers high end living accommodation ranging from 3-4 bedroom properties, all with garages and gardens. The properties benefit from a range of modern luxuries and features such as gas fired underfloor heating, oak doors and finishes, bespoke kitchens with granite tops, feature fireplaces with log burners installed and modern style bathrooms. Many of the original building features have been retained, such as the large arched windows which in turn, allow plenty of natural light into the properties.

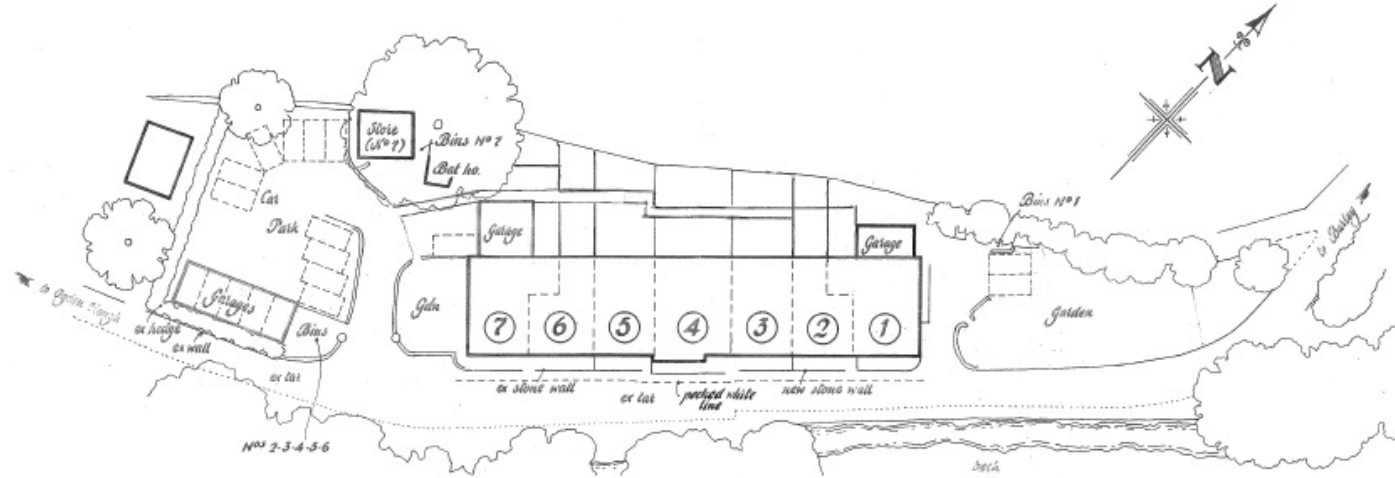
Externally all the properties benefit from a garage, as well as extra visitor's parking and gardens.

As all of the properties are still in the process of completion, the developer is offering an opportunity to choose certain finishes, to enable the purchaser to create their own bespoke property. These high end properties can cater for a range of uses, from modern stylish family homes right through to the perfect holiday retreat. This is an opportunity not to be missed.

The current show home, Number 5 consists of an entrance hall with stone flagged floors. Off the hall is a two piece tiled cloakroom,



as well as access to the living room. The living room has a feature fireplace with log burner installed and large floor to ceiling windows, which also create a nice feature and allow natural light to flood into the building. Double doors open up onto a dining kitchen and the dining area is large enough to cater for a 6-8 seater dining table, so ideal for entertaining. At the other end of the room is a high end fitted kitchen with granite work tops and all the fitted appliances one would expect in a property of this quality, such as a large American style fridge freezer, a "Rangemaster" 5 ring gas cooker, fitted microwave and dishwasher. Beyond the kitchen, is a fitted utility room and an extra storage room. To the first floor, there are four bedrooms, all of which are doubles as well as a house bathroom. The master bedroom also benefits from an en suite shower room.



General Information

Floor Areas

Plots 1 & 7 = 139 sq m or 1500 sq ft
Plots 2 & 6 = 1,050 sq ft
Plots 5 & 3 = 124 sq m or 1330 sq ft
Plot 4 = 147 sq m or 1580 sq ft

Please note all measurements are approximate and can be confirmed once construction has been completed.

Services

Mains electricity, mains water, mains drainage and LPG gas central heating.

Tenure

Long leasehold with vacant possession upon legal completion.

Method of sale

Private Treaty.

Guide Prices

Plot 1 £395,000
Plot 2 £295,000
Plot 3 £340,000
Plot 4 £375,000
Plot 5 £340,000
Plot 6 £295,000
Plot 7 £POA

Viewing

Strictly by appointment only with the sole selling agent Savills, Clitheroe.

Date of Information

Photos Taken – December 2015
Particulars Prepared – January 2016



BARLEY GREEN

Approximate Gross Internal Area : 868.95 sq m / 9353.3 sq ft

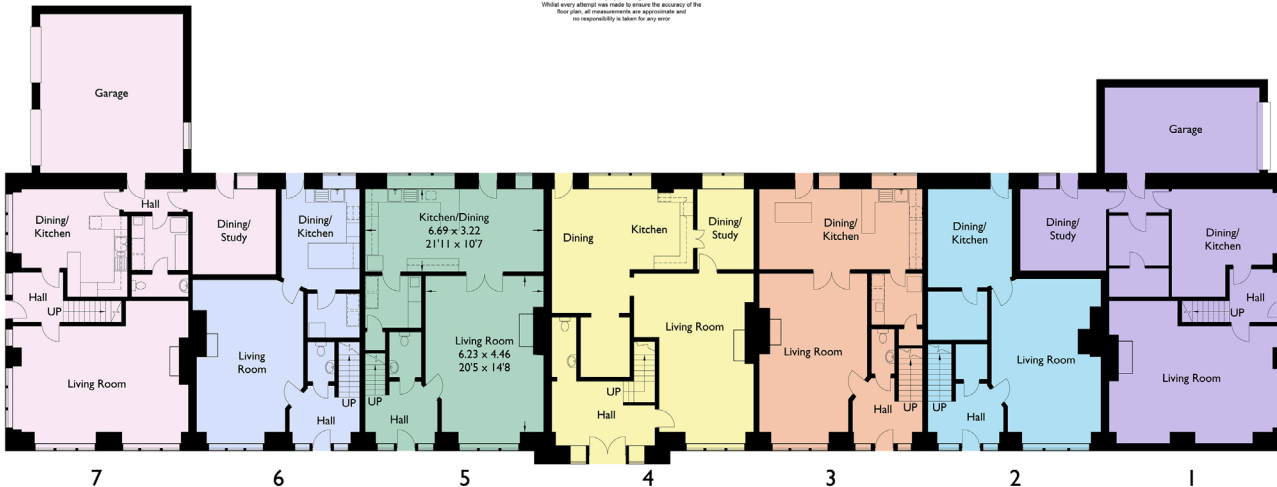
Garage : 51.27 sq m / 551.86 sq ft

Total : 920.22 sq m / 9905.16 sq ft



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

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