1 Laneside Farm Barn, Stocks Lane, Middop

Price £550,000

An exemplary attached barn conversion ideally positioned to enjoy its fabulous views over the Ribble Valley and across the Yorkshire Dales. Favoured with a south westerly orientation and bathed in light, viewing is an absolute must. In brief it comprises three reception rooms, four bedrooms, two bathrooms and a magnificent staircase. (2,361 sq ft /219.4 sq m approx. EPC: E).

Beautifully rural yet eminently accessible.
Directions
Leave Clitheroe along the A59 towards Gisburn, approximately 7.5 miles distant. Having reached the centre of the village, opposite the entrance to Gisburn Park Hospital turn right onto the A682 signposted Nelson. From this junction travel approximately 2.5 miles turning left into Stocks Lane and Laneside Farm Barn is the second property on the left hand side.

Services
Mains electricity, water is from a borehole which is shared with three other properties. Drainage is to a septic tank which is shared with the next door neighbour. Private oil supply. The property has oil fired central heating from a Warmflow central heating boiler which was renewed in January 2013. Council tax is payable to RVBC Band F. We are advised the tenure is Freehold.

Additional Features
The property has PVCu double glazed windows with stone sills, solid oak external doors and halogen down-lighting.

Location
The property lies in a stunning rural elevated location where some magnificent views of the surrounding Ribble Valley countryside can be enjoyed. The property forms one of a unique collection of similar stonebuilt homes within a small hamlet setting. Although rural in nature, the property is conveniently located for ease of access to the market town of Clitheroe (ten miles) where there are a host of facilities including renowned local shopping, supermarkets, health centre, library, banks and senior schools including Clitheroe Royal Grammar School. Similarly Barrowford is also close by.

Accommodation
This delightful stone barn bears a date stone of 1876 and was converted in 1996 to provide two unique properties; number 1 beneficially located on the south side, washed in light on a sunny day. It was love at first sight from when the vendors initially viewed Laneside Farm Barn and they have since enjoyed twenty happy years here. Keen to keep up with the times they have replaced the windows, doors and kitchen, refreshed the bathrooms and installed a Dovre solid fuel stove. The boiler was replaced in January 2013. Quite clearly this is a home that has been lovingly cared for and we can certainly recommend it.

Framing the oak front door, a pitched roofed open porch also provides protection from the elements. Opening to a most welcoming reception hall from which a highly impressive return staircase ascends to the upper floors; resplendent with polished mahogany balusters and newel posts. There is a two piece cloak and a separate cloak cupboard; the ground floor doors featuring four panels in warm timber. A roaring stove in the lounge will keep you snug and warm, two ceiling beams providing another touch of character. A French door opens to the patio and reveals some stunning views of the surrounding Fells and Dales. The equally charming sun lounge offers another appealing vista towards the north end of Pendle; facing south west the sunlight floods in. An oak French door opens to the patio with views of Fell and Dale. The ample proportions of the dining room are enhanced by an exposed stone wall and two stout ceiling beams; plenty of space for entertaining a large number of guests.

Less formal meals can be enjoyed in the kitchen diner. Here you will find an excellent arrangement from the Kitchen Design Centre consist of fitted cabinetry with granite effect counters, ceramic tiled splashbacks and concealed worktop lighting. A Blanco corner sink. The Neff appliances consist of a split level double oven, ceramic hob beneath an extractor, integrated fridge and plumbing for a dishwasher. The dining bar can accommodate four and the floor is covered in Karndean. Halogen down-lighters are positioned between two heavy pitch pine ceiling beams. The utility has a quarry tiled floor with plumbing for a washing machine and spaces for a dryer and freezer.

After climbing the staircase to the first floor landing you will notice two magnificent timber trusses which are also evident in the bedrooms. A shelved airing cupboard provides a nice warm place for bed linen and towels. With a south westerly aspect and windows on two elevations, the sumptuous master bedroom enjoys the beautiful views stretching from Pendle Hill, the Fells and across to the Dales. It is well appointed with bespoke French oak fitted furniture. The luxurious en-suite features a Sottini washbasin and wc with a Huppe shower cubicle and a Grohe thermostatic shower. The front facing double bedroom has the distinctive circular window whilst the side facing third bedroom has built-in furniture. Stylish like the en-suite, the house bathroom also features sanitaryware by Sottini consisting of a bath with glazed screen and Grohe thermostatic shower, pedestal washbasin and low suite wc. The spacious and well appointed second floor bedroom is currently used as a study and next to it is a substantial loft providing easily accessible storage.

The property lies in beautiful larger than average gardens, to the front a courtyard laid with Staffordshire pink gravel and stone sets with a five-barred entrance gate between two stone gateposts. There is space for the parking of four to five vehicles and there is a large detached double garage with two sets of double opening doors, electric light, power and water supply plus an internal mezzanine storage area. The main gardens are predominately to the rear and comprise a large wildlife area with pond and an adjoining cottage garden. There is a substantial Yorkstone sun patio adjoining the property and some magnificent 180 degree views surrounding, with distant aspects spanning Pendle Hill, Fells and the Dales to include Ingleborough, Pen-y-Ghent and Whernside. The gardens to the front, side and rear adjoin open agricultural land.

An exceptional home of considerable character and appeal with simply gorgeous aspects. Viewing is an absolute must.

Viewing
Strictly by appointment with the Agents. (PIQ available on request).
(17a17)
SUN LOUNGE
22'5 x 9'1
6.8m x 2.8m

LOUNGE
19'10 x 12'10
6.0m x 3.9m

DINING ROOM
15'4 x 12'2
4.7m x 3.7m

STORAGE

KITCHEN/DINER
13' x 12'10
4.0m x 3.9m

ENTRANCE HALL
17'8 x 12'3
5.4m x 3.7m

GROUND FLOOR
APPROX. FLOOR
AREA 1097 SQ FT,
(101.0 SQ M.)

MASTER BEDROOM
25'1 x 10'6
7.6m x 3.2m

BEDROOM
11'9 x 10'
3.6m x 3.0m

BEDROOM
12'2 x 11'8
3.7m x 3.6m

LANDING
13' x 11'1
4.0m x 3.4m

1ST FLOOR
APPROX. FLOOR
AREA 896 SQ FT
(74.9 SQ M.)

1 LANESIDE FARM BARN, STOCKS LANE, MIDDOP, BB7 4JR
TOTAL APPROX. FLOOR AREA 2361 SQ FT, (219.4 SQ M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used at the risk of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 458 SQ FT
(42.8 SQ M.)

STORAGE
20'1 x 11'5
6.1m x 3.5m

BEDROOM
16'3 x 13'4
5.0m x 4.1m

STAIRS
All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.