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Haggate Barn Burnley  
Road  
Briercliffe  
Burnley BB10 2JF  
£500,000



### Key Features:

- Barn Conversion
- 7 Bedrooms
- Close To Schools
- Rare Opportunity
- Grand Entrance Hallway
- Stone Built
- Quiet, Tranquil Location
- Huge, Family Home
- Fantastic Potential
- Beautiful Character

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F



26 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:

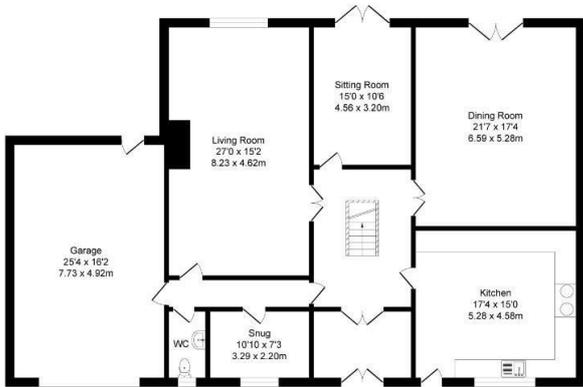


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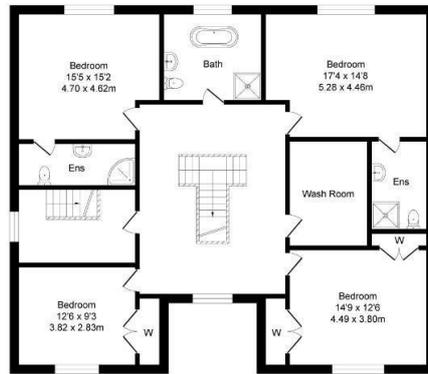
# 7 BEDROOM Barn Conversion

Burnley Road, Briercliffe  
Total Approx. Floor Area 4828 Sq.ft. (448.5 Sq.M.)

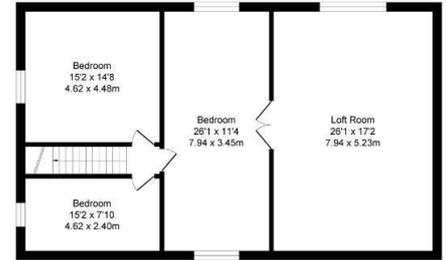
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 2097 Sq.Ft (194.8 Sq.M.)



First Floor  
Approx. Floor Area 1587 Sq.Ft (147.4 Sq.M.)



Second Floor  
Approx. Floor Area 1144 Sq.Ft (106.3 Sq.M.)

## Main Description:

Beautiful, seven-bed semi-detached barn conversion in the highly sought-after area of Briercliffe. This gorgeous property is off of the main road down a quiet lane providing off-road parking for multiple cars and a tranquil setting. Close to local amenities, schools, bus stops, and stunning walks to Worsthorne & Lane Bottom.

Entering the property you're welcomed into the grand entrance with a split staircase and high ceilings providing plenty of light and a beautiful aspect. On the ground floor the property comprises; kitchen diner with matching wall, base, and drawer units with contrasting working surfaces, exposed stone, and wood beams. The kitchen is fitted with a fridge, freezer, dishwasher, and an aga. There is a separate dining room & sitting room with patio doors leading to the garden. The living room has been installed with a log burner with a stone fire surround. There is a double garage which has an electric up and over door and adjacent to the garage is snug and a downstairs WC.

On the first floor, there are four double bedrooms two with three-piece en-suites comprising low-level WC, pedestal hand wash basin, and quadrant shower with the other two bedrooms benefitting from fitted wardrobes. They are stunning views from the first and second floor overlooking Pendle Hill. There is a useful washroom that has been plumbed for a washing machine.

On the second floor, there are three further bedrooms, two double and a generous sized single which could be converted into another bathroom if needed. The bedroom to the rear provides access to another room but would require converting to create a potential 8th bedroom or bring it together with the current bedroom to create a grand suite with potential for a walk-in wardrobe & en-suite.

Externally there is a lane leading up to the property with a turning circle used for parking. To the rear is a patio area with a hot tub and a stunning laid-too lawn area perfect for the children to enjoy those summer evenings.



**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 tested. Room sizes 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 decision to buy, please contact us before viewing the property