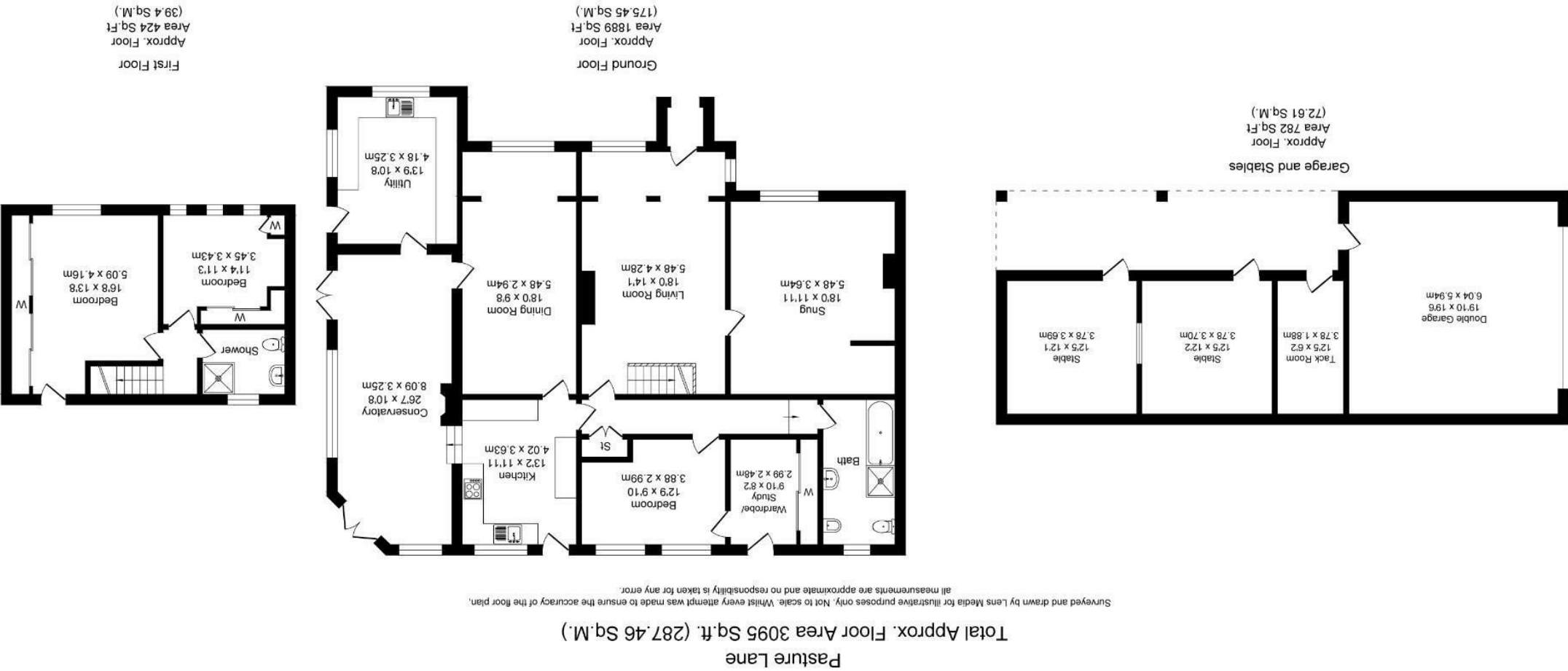


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Because life is

PettyTM
Real

£895,000

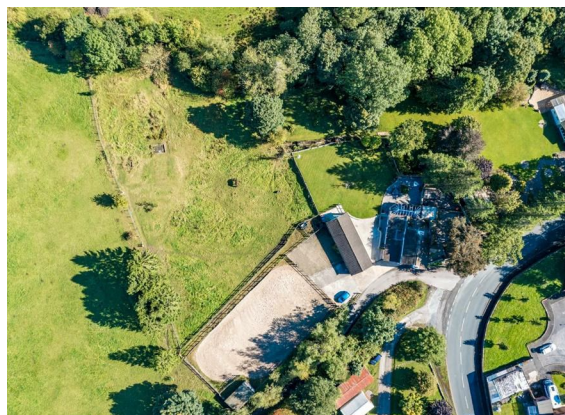


Pasture Gate House 34 Pasture Lane

Barrowford
BB9 6RL

3 2 4 D

Council Tax Band: B



Beautiful detached farmhouse with 13 acres of land, two stables on the outskirts of Barrowford abutting open countryside yet is only a short distance away from amenities, transport links and schools.

Description

A beautiful detached farmhouse located on the outskirts of Barrowford abutting open countryside with stunning views towards Blacko Tower. This superb home is within walking distance to the centre of Barrowford which has amenities such as Booths supermarket, memorial park, and highly regarded primary schools. Commutable distance of the major conurbations of the north west via the M65 motorway which is within five minutes drive away. This stunning property has a wealth of original features that includes original stone fireplace, exposed stone walls and mullion windows. In addition for those potential buyers with equestrian interest there is a stable block for two horses, field shelter, menage and 13 acres of land.

The property offers spacious living accommodation and briefly comprises, entrance porch, which leads to a large living room with inglenook fireplace with multi fuel stove and staircase leading to the first floor, study with exposed stone wall, original stone fireplace with multi fuel stove, inner hallway with storage cupboard, fully fitted modern kitchen which houses an excellent range of solid oak matching wall, base, & drawer units with contrasting granite work surfaces and Neff appliances which includes five ring gas hob with extractor hood over, double oven and stone flagged floor. From the kitchen links directly into the garden room and dining room. Formal dining room has a feature cast iron fireplace. The garden room is another spacious light & airy reception room with multi-fuel stove which overlooks and provides direct access to the garden & patio area as well as the utility room. Utility room has a range of matching wall & base units with contrasting work surfaces, stainless steel sink unit, plumbing for automatic washing machine, houses gas fired combination boiler, stone flagged floor and UPVC door leading to front garden. Ground floor double bedroom has fitted bespoke wardrobes, a walk-in wardrobe/dressing room where there is plenty of room for a desk if someone wishes to use it as a home office and UPVC door leading to the outside. Completing the ground floor accommodation is the family bathroom which houses a 4 piece suite which includes bath, low level wc, vanity sink unit and shower enclosure.

To the first floor is a landing and there are two spacious double bedrooms both of which benefit from having fitted bespoke wardrobes, the master bedroom has a patio door providing access to balcony where you can take in views of Blacko tower and the surrounding countryside, three piece shower room which includes shower, low level wc & wash basin.

Externally the property has an extensive driveway providing ample off road parking leading to a double garage which has a remote door, power & lighting and there is additional hardstanding. To the front is a private patio garden with a Upvc greenhouse. To the rear is an immaculate and well tended formal garden with a large lawn and patio area perfect for making the most of beautiful summer evenings looking out onto Blacko tower and surrounding countryside. The property comes with an outdoor menage, field shelter which has power, lighting and water , stable block which is made up of 2 stables and tack room which includes a sink with hot and cold water and toilet. The land extends to approximately 13 acres.

The property benefits from the modern day comforts of double glazing and gas fired central heating and an internal inspection is required to see the potential this unique property has to offer.

Location

Proceed away from our office via Gisburn Road in the direction of Nelson. Turn right into Pasture Lane next to the White Bear public house, proceed to the top and where the road bends to left the subject property is located to the right hand side.

View more about this property online....

www.pettyreal.co.uk

@PettyEstAgents /pettyestateagents