



Lower Smithy Fold Barn
Twiston

Lower Smithy Fold Barn

Twiston

A unique opportunity to purchase a delightful, stone built five-bedroom barn conversion with stunning Pendle views, idyllically located on the in the highly desirable Pendle village of Twiston.

Occupying approximately half an acre and brimming with original features and charm, providing, spacious, flexible family living accommodation.

Briefly comprising, welcoming entrance hall, games room, four bedrooms, family bathroom and utility room on the ground floor, a spacious lounge and open plan kitchen and dining room, along with a generously proportioned Master bedroom with en suite shower on the first floor.

Externally the front of the property boasts a spacious gravel drive, allowing parking for multiple vehicles, along with an attached large Shippon barn.

To the rear of the property there is an extensive sunny South facing professionally landscaped garden, with an attractive wooden summer house with bar, pond, vegetable patch and greenhouse.

Offers in the region of: £650,000



ENTRANCE HALL

The welcoming entrance hall with vaulted ceiling, original Oak beams and two Velux roof windows, briefly comprises, impressive Oak and glass first floor staircase, large built in cloaks cupboard and under-stairs storage cupboard, two radiators, and three wall light points, the hall allows access to the games room and ground floor bedrooms.

GAMES ROOM

The spacious games room with floor to ceiling hardwood double glazed windows overlooking the front of the property, briefly comprising, bespoke fitted storage cupboards and display shelves, radiator, laminate flooring, ceiling coving, and two ceiling light points. A UPVC door allows access out into the rear garden.

BEDROOM TWO

Located on the ground floor, bedroom two with hardwood double glazed mullion window overlooking the rear garden with stunning far reaching Pendle countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Located on the ground floor, bedroom three with hardwood double glazed mullion window overlooking the rear garden with stunning far reaching Pendle countryside views, briefly comprising, radiator, carpeted flooring, ceiling coving, wall light point, and ceiling light point.

BEDROOM FOUR

Located on the ground floor, bedroom four with hardwood double glazed mullion window overlooking the front and side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM FIVE

Currently used as a studio, located on the ground floor, bedroom five with hardwood double glazed mullion

window overlooking the rear garden with stunning far reaching Pendle countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

DOWNSTAIRS BATHROOM

A generously proportioned family bathroom with hardwood double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and thermostatic shower, pedestal sink with chrome mixer tap, low level WC, bidet, large built in storage cupboard, ceramic wall tiles, radiator, vinyl flooring, and ceiling spotlights.

UTILITY ROOM

Accessed from the hall, the utility room briefly comprises, a range base and wall mounted units with complementary laminate work surfaces, stainless steel sink with chrome taps, space and plumbing for a washing machine and tumble dryer, oil fired boiler, vinyl flooring, and ceiling light point.

The utility room allows access into the attached Shippon.

LOUNGE

Located on the first floor, the impressive spacious lounge with hardwood double glazed floor to ceiling windows overlooking the front of the property and two Hardwood double glazed mullion windows overlooking the rear garden with stunning far reaching Pendle countryside views, briefly comprising, vaulted ceiling with original Oak beams, large cast iron multi fuel wood burner to alcove with stone hearth, three radiators, solid wood flooring, two wall light points, and two ceiling light points. The lounge allows open access into the kitchen/dining room.

KITCHEN/ DINING ROOM

A spacious open plan kitchen/dining room with original Oak beams and two hardwood mullion windows overlooking the front and rear of the property, briefly comprising, a range of cream base and wall mounted units and breakfast bar with complementary laminate

work surfaces and Devon clay tile splashbacks, stainless steel with drainer and chrome mixer tap, integrated appliances, comprising, Neff oven and grill, De Dietrich four ring electric hob, Gaggenau overhead extractor, Neff dishwasher, Bosch full size fridge, space for large freestanding fridge freezer, three radiators, porcelain floor tiles, and ceiling spotlights. The kitchen allows access into the rear garden via a UPVC door.

MASTER BEDROOM WITH EN SUITE BATHROOM

An impressive generously proportioned master bedroom with hardwood double glazed mullion window overlooking the rear garden with stunning far reaching Pendle countryside views, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point. The spacious en suite bathroom with original Oak beams and Velux roof window, briefly comprises, panelled bath with chrome mixer tap, and chrome thermostatic shower, Ambiance vanity unit housing the ceramic wash hand basin with chrome mixer tap, and incorporating, vanity mirror, storage cupboards with inset lighting, low level WC, ceramic wall tiles, towel warmer, vinyl floor tiles, and ceiling light point.

EXTERNAL

Externally the front of the property boasts a spacious gravel drive, allowing parking for multiple vehicles, along with an attached large Shippon barn. To the rear of the property there is an extensive sunny South facing professionally landscaped garden, with an attractive wooden summer house with bar, pond, vegetable patch and greenhouse.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax =Band G

The properties oil fired central heating system is housed in the utility room.

A septic tank is housed on the neighbouring property.

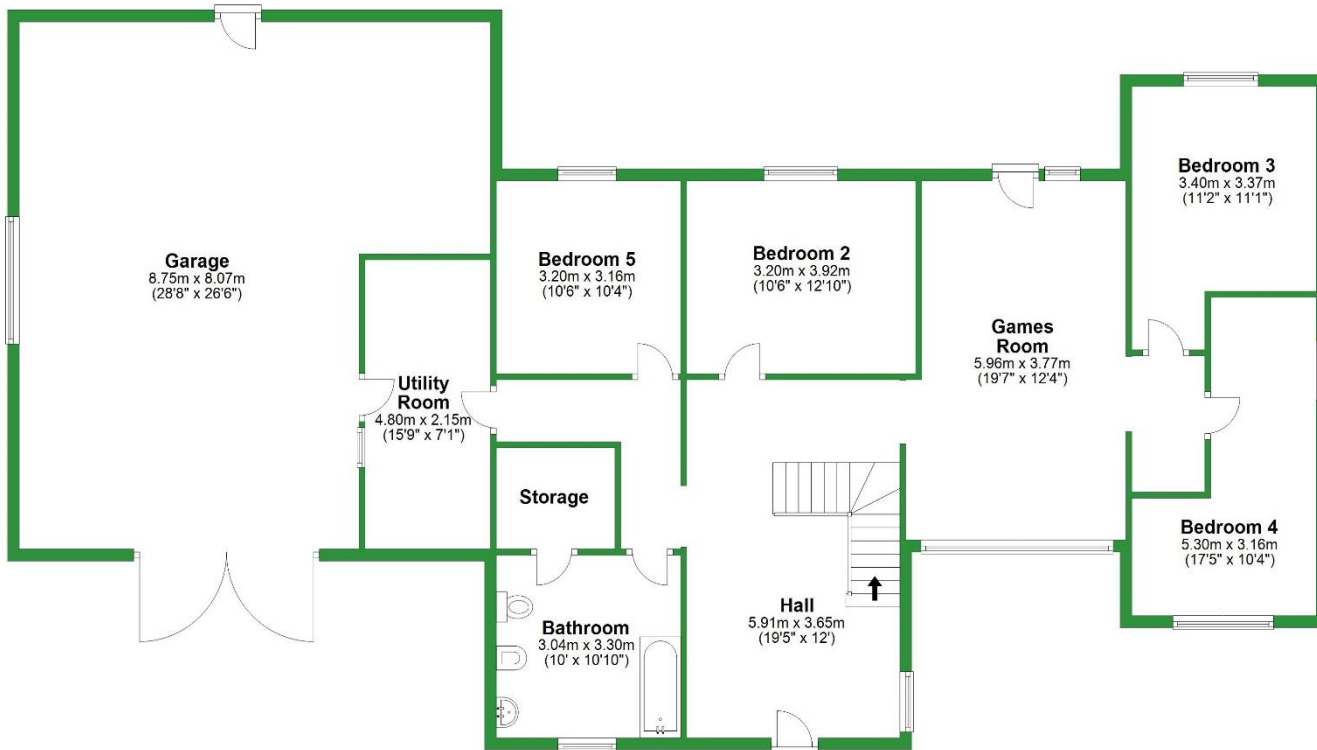
The Shippon barn has planning permission for a three-bedroom property, further details available on request.





Ground Floor

Approx. 186.9 sq. metres (2011.3 sq. feet)



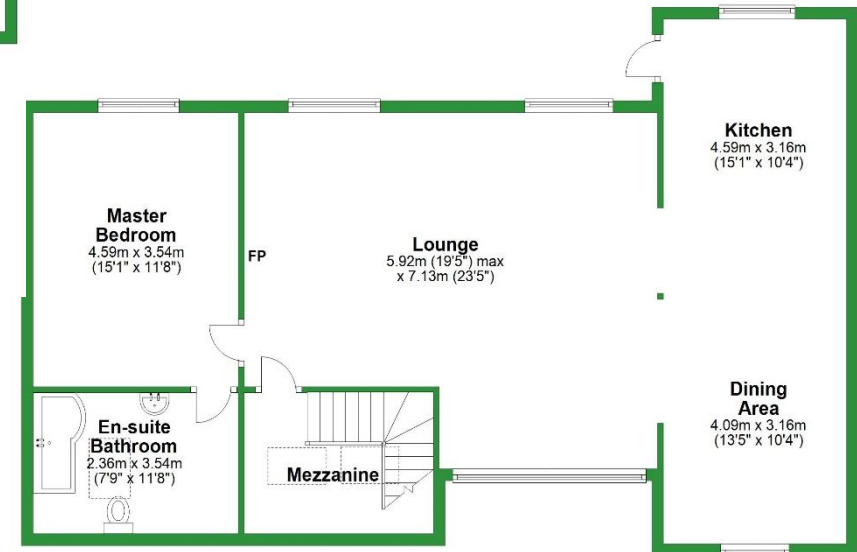
Total area: approx. 286.8 sq. metres (3087.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 100.0 sq. metres (1076.0 sq. feet)



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

P595 Printed by Ravensworth 01670 713330