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## Oxenhurst Barn, Newton BB7 3EE

Attached stone barn conversion

£475,000



- Stone barn conversion
- 3 reception rooms, study
- Stunning views countryside
- 5 bedrooms, bathroom
- Large gardens, 2 acre field
- 264 m<sup>2</sup> (2,844 sq ft)

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# OXENHURST BARN NEWTON, BB7 3EE

A stonebuilt barn conversion set in this idyllic peaceful rural location well away from main roads and surrounded by stunning open countryside. This spacious character family house offers an abundance of rooms with both main sitting rooms having multi-fuel stoves, a separate dining room, study, kitchen and utility on the ground floor. The first floor offers a generous five bedrooms and huge house bathroom. The character features throughout include exposed beams, pitched ceilings, feature fireplaces, stone window sills, an impressive galleried landing above the hall and a glazed barn door.

The Oxenhurst location comprises the original farmhouse and cottage which the barn is attached to but all outlooks are across the beautiful Forest of Bowland countryside which is within an Area of Outstanding Natural Beauty (AONB). Set in large gardens, this house has a driveway leading in and out of the plot, detached garage and various patios offering private places to sit and enjoy the panoramic views. Located adjacent to the garden is a field measuring just short of two acres. Viewing is essential to appreciate this delightful rural setting.

**LOCATION:** Entering Newton from the Waddington direction proceed over the bridge and turn left after the Parkers Arms. At the next junction turn left towards Dunsop Bridge and as you leave Newton turn right into Back Lane. Continue up the hill and straight on for 1.3 miles and turn left into the track for Oxenhurst Barn (at the Honeywell 'For Sale' board). Continue along this private track over the cattle grid and through the gate. Proceed straight on passing the farm on the left and then pass another house on the left. Continue straight on and then the road turns left down the hill and Oxenhurst Barn is the first on the right through the five-bar gate.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCHWAY:** Through feature glazed former barn door, recessed spotlighting, laminate flooring, glazed door to:



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**ENTRANCE HALL:** With feature galleried landing with spindles and balustrade, pitched ceiling with exposed timbers, recessed spotlighting, return staircase off to the first floor with large understairs storage cupboard, BT telephone point.

**SITTING ROOM:** 7.1m x 5.0m (23'3" x 16'5"); with coved cornicing, wall light points, feature stone fireplace with oak mantel, stone flagged hearth housing cast iron Hunter multi-fuel stove, recessed spotlighting, television point, windows to front and side elevations.

**STUDY:** 4.9m x 2.2m (16'2" x 7'3"); with recessed spotlighting, coved cornicing, exposed beam.

**DINING ROOM:** 4.1m x 3.9m (13'6" x 12'9"); with steps down from the hallway, coved cornicing, recessed spotlighting, feature alcove with shelving.

**LOUNGE:** 6.3m x 4.0m (20'4" x 13'1"); with 2 windows offering excellent views across neighbouring countryside, feature fireplace with oak mantel and flagged hearth housing cast iron dual fuel Esse log burning stove, wall light points, television point.

**KITCHEN:** 5.3m x 2.8m (17'4" x 9'2"); modern range of cream wall and base units with complementary dark laminate working surfaces and tiled splashback, integrated Bosch double electric oven, 4-ring ceramic hob with extractor over, stainless steel single drainer sink unit with mixer tap, solid oak breakfast bar, exposed beams, recessed spotlighting, tiled floor, excellent views across neighbouring countryside, hardwood stable door to patio area.

**UTILITY SPACE:** With floor-mounted Worcester oil central heating boiler, space for fridge freezer and storage cupboards, tiled floor.

**Access to REAR PORCH:** With tiled floor, built-in storage cupboards and door to garden.



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**UTILITY/CLOAKROOM:** 2.6m x 1.8m (8'6" x 5'9"); fitted range of base cupboards with complementary working surface, washbasin with chrome tap, plumbing and space for washing machine and space for tumble drier, low suite w.c. with push button flush, tiled floor.

**FIRST FLOOR:**

**FEATURE GALLIERIED SPLIT LEVEL LANDING:** With spindles and balustrade, pitched ceiling with exposed beams, Velux window, wall light points.

**BEDROOM ONE:** 5.0m x 2.8m (16'4" x 9'3"); with recessed spotlighting, exposed beams, stunning views of open countryside, walk-in wardrobe with hanging and shelving.

**BEDROOM TWO:** 3.8m x 2.9m (12'5" x 9'8"); with feature pitched ceiling and exposed beams, range of built-in wardrobes, fitted shelving and dressing table.

**BEDROOM THREE:** 6.4m x 3.0m (20'10" x 9'10"); with recessed spotlighting, feature pitched ceiling, exposed roof timbers. The character roof timbers separate the bedroom area from a study area.

**BEDROOM FOUR:** 3.3m x 3.1m (10'8" x 10'1"); with windows to side and front elevation, pitched ceiling with exposed beams, open views.

**BEDROOM FIVE:** 5.9m x 2.4m (19'6" x 8'); with pitched ceiling, beams and recessed spotlighting.

**LARGE BATHROOM:** 5.3m x 2.8m (17'5" x 9'3"); With 5-piece white Heritage suite comprising bidet, panelled bath with shower tap fitment and glass shower screen, vanity unit with 2 washbasins, large mirror over and storage cupboards under and low suite w.c. Tongue and groove walls to dado height, pitched ceiling with exposed beams, Velux windows, recessed spotlighting, storage cupboard housing hot water cylinder and shelving for linen.

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**OUTSIDE:** The driveway leads in and out of the plot without the need to turn round. 5-bar gate leading to stone paved and cobble sett driveway providing ample parking and turning and vehicle storage. **DETACHED GARAGE** 7.8m x 4.1m (25'5" x 13'4") with electrically operated up-and-over door, power and light and personal door to the side including mezzanine floor with pull-down ladder.

The property is set in large lawned gardens with mature boundary hedging and fencing, various paved patio areas offering excellent private places to enjoy the views. The garden is well stocked with mature plants and shrubs, oil storage tank, exterior lighting, timber wood store. Situated adjacent to the garden is a field measuring just short of 2 acres or thereabouts.

**HEATING:** Oil central heating system complemented by hardwood double glazing.

**SERVICES:** Mains electricity is connected. Spring water supply with private septic tank drainage.

**TENURE:** We have been informed by the owners that the property is freehold. **EPC RATING D.**



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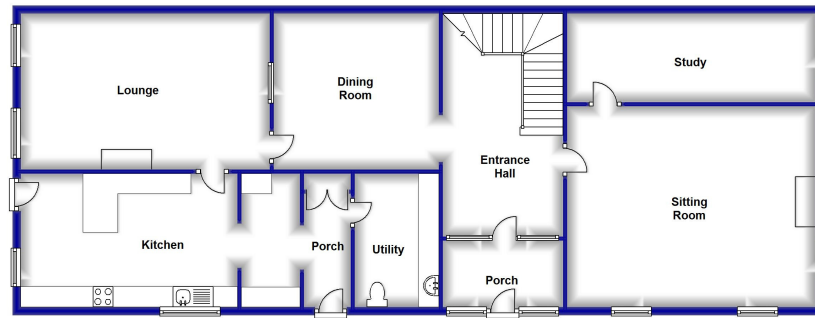
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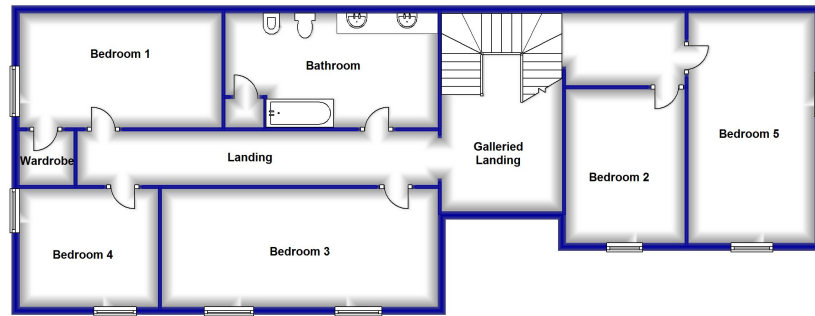
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Ground Floor



First Floor



For identification purposes only - Not to scale  
Plan produced using PlanUp.

Oxenhurst Barn, Back Lane, Newton



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*Oxenhurst Barn, Back Lane, Newton in Bowland, BB7 3E.  
CD/SMR/240915.*

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