



Honeywell
SELECT

One Tree Farm, Under Pendle, Barley, BB9 6LQ
Stonebuilt detached character house
Offers over £665,000



- Beautiful rural location
- 4 bedrooms, en-suite
- Large garden, summer house
- Surrounding countryside views
- 2 receptions, farmhouse kitchen
- 171 m² (1,840 sq ft) approx.

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

ONE TREE FARM UNDER PENDLE, BARLEY

A stunning stonebuilt detached house re-built in 1997 and set in this beautiful location which is literally 'Under Pendle' with fantastic elevated views of Pendle and the surrounding countryside. This spacious family house offers great accommodation with two separate reception rooms, both with multi-fuel stoves. There is an extended farmhouse style kitchen with vaulted ceiling, exposed beams and 2-oven Aga, plus a useful utility room and cloakroom. The guest bedroom is on the ground floor and has an en-suite shower room. The first floor has three further bedrooms and 5-piece house bathroom.

Situated up a track in a small cluster of houses above Lower Ogden reservoir, this is a truly stunning location to enjoy some peace and quiet and enjoy the beautiful Pendle countryside. The entrance is through a 5-bar gate onto a gravelled drive and parking area with a stream. There is a detached stonebuilt garage block housing a double garage, storage shed and stone dog kennel with outdoor run. There are surrounding lawned gardens and the rear patio has York stone flags reclaimed from Blackburn train station and steps up to the rear garden. Situated at the top of the rear garden which is the highest part of the plot is a timber summer-house with decked patio which is the best place to enjoy this idyllic location.

LOCATION: From the centre of Barley pass the Pendle Inn on the right and turn right at The Bullion into the private road and continue straight on for half a mile, passing Lower Ogden Reservoir on the left. After the cattle grid turn sharp right up the hill and follow signs for Under Pendle. One Tree Farm is the very last house.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Through front door to:

ENTRANCE VESTIBULE: Attractive pitch pine entrance vestibule with bespoke etched glass showing a picture of One Tree Farm.

SITTING ROOM: 5.2m x 4.4m (16'11" x 14'4") inc staircase; feature exposed beams and feature stone fireplace with sandstone hearth and surround housing oil fired cast iron stove, mullion window with window seat, wall light points. Doorway leading to staircase.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

LOUNGE: 6.1m x 4.7m (19'11" x 15'3"); windows to front and side elevations, feature exposed beams, stone chimney breast and fireplace housing cast iron multi-fuel stove, wall light points, television point, understairs storage cupboard, excellent views.

DINING KITCHEN: 5.0m narrowing to 4.1m x 6.7m (16'5" narrowing to 13'7" x 21'9"); feature vaulted pitched ceiling with exposed roof timbers, stone flag floor, feature exposed stone wall, fitted bespoke pitched pine cream fitted range of wall and base units with solid granite working surface, Belfast sink unit and mixer tap, 2-oven oil fired Aga with 2 hot plates set into feature brick chimney breast, space for dining table and chairs, door to rear patio.

UTILITY ROOM: 4.2m x 1.9m (13'8" x 6'4"); fitted range of pitched pine base cupboards with hardwood worktop and 2 bowl ceramic sink unit with mixer tap, plumbing for washing machine, space for tumble drier and freezer, floor-mounted oil central heating boiler, stone flag floor.

CLOAKROOM: 2-piece suite comprising low suite w.c. and wall-hung wash handbasin with tiled splashback.

GUEST BEDROOM: 3.8m x 2.9m (12'6" x 9'5"); with 2 windows, television point.

EN-SUITE SHOWER ROOM: With 3-piece white comprising low suite w.c., vanity wash handbasin with storage cupboards under and fitted shower enclosure with electric shower, part-tiled walls and extractor.

FIRST FLOOR:

LANDING: With exposed stone wall and feature beams, airing cupboard.

BEDROOM ONE: 4.6m x 3.7m (15'2" x 12'1"); exposed beams, window to front and side elevations offering excellent views.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



BEDROOM TWO: 4.6m x 2.9m (15'1" x 9'7"); television point, exposed beams, feature exposed stone wall, 2 windows.

BEDROOM THREE: 3.5m x 3.1m (11'7" x 10'); outlooks towards Pendle Hill, television point, exposed beam.

BATHROOM: With 5-piece white suite comprising low suite w.c., bidet, vanity wash handbasin with storage cupboards under, corner shower enclosure with electric shower and free-standing roll top bath, part-tiled walls.

OUTSIDE: The property is approached through a 5-bar wooden gate opening onto a gravel driveway and parking area providing ample parking and turning, leading across the front of the house to the **DOUBLE GARAGE** which is a stonebuilt detached garage measuring 5.6m x 5.3m (18'5" x 17'6") with 2 electrically operated roller shutter doors, Velux window, power and light. Adjoining the garage is a store or workshop with electric light and power, cold water tap and w.c. Adjoining the store is a stonebuilt dog kennel with external run.

The property is situated on a generous plot with lawned gardens to the front and rear. A stream runs from Pendle Hill along the side of the plot.

There is a large rear garden and stone paved patio area with steps up past the planting borders leading to a large rear lawn. Situated to the rear of the garden in the most elevated position is a timber summer-house with timber deck offering an excellent place to sit and enjoy the view.

SERVICES: Spring water supply, mains electric, septic tank drainage shared with 2 houses.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT

HEATING: Oil fired central heating system complemented by sealed unit double glazing in pitched pine frames.

TENURE: We have been informed by the owners that the property is freehold.

COUNCIL TAX BAND F.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, with obligation - please ask for details.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



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 Honeywell Estate Agents Ltd 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.

*One Tree Farm, Under Pendle, Barley, BB9 6LQ
CD/SMR/280920*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200