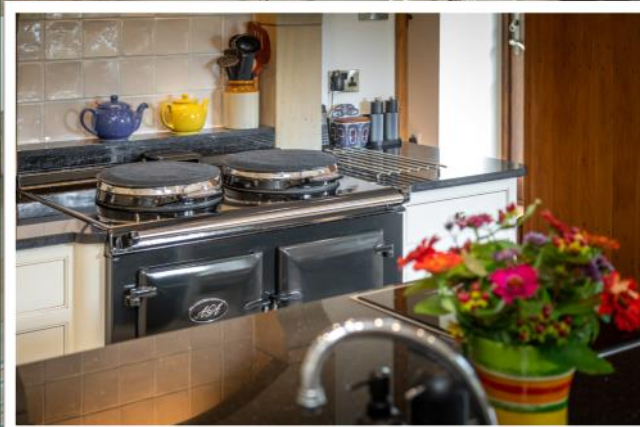




Lowlands Barn, Newton-in-Bowland, Clitheroe, BB7 3DY

Asking Price £725,000







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4 Bedrooms



3 Bathroom



1 acre approx

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- Beautifully maintained four-bedroom semi-detached barn conversion
 - Spacious accommodation of approx 2,078 sq ft
 - Four generous double bedrooms
 - Three bathrooms, including a principal en-suite
 - Impressive sitting room with feature fireplace
 - Spacious dining hall with flag stone flooring and vaulted character
 - High-quality fitted dining kitchen with integrated appliances
 - Detached garage, timber stables and useful outside facilities
 - Extensive gardens, patio areas and approx one acre of land



An exceptionally spacious and beautifully maintained Grade II listed barn conversion. This four-bedroom property combines striking period character with generous gardens, paddock, stable and garage. Located in the heart of the highly sought-after village of Newton-in-Bowland, close to all amenities this is truly a property worthy of inspection.

Lowlands Barn is a particularly impressive semi-detached barn conversion which offers far more space than first impressions might suggest. Beautifully maintained and well-presented throughout, the property successfully combines the character and charm of a traditional barn with the comforts and proportions required for modern family living.



The accommodation is arranged over two floors and extends to approximately 2,078 sq ft, with the added benefit of a detached garage, stables, extensive gardens and approximately one acre of land. Character features include exposed beams, vaulted ceilings and flag stone flooring, while the substantial rooms provide a wonderful sense of space and flexibility.

Situated in the popular village of Newton-in-Bowland, Lowlands Barn enjoys a delightful rural setting with superb views, surrounded by the beautiful countryside of the Forest of Bowland.



Ground Floor

A welcoming entrance / dining hall immediately sets the tone for the accommodation. Open to eaves with a wonderful sense of height there is attractive stone flag flooring, exposed beams and an impressive reclaimed staircase rises to the first floor.

The sitting room is a generous and comfortable principal reception room, centred around a feature fireplace with wood burning stove. An attractive oak floor complements the room's period character, while the proportions provide ample space for family living and entertaining.

The breakfast kitchen is fitted with a comprehensive range of high-quality units and integrated Miele/Neff appliances, centred around a space for a dining table. There is an Electric Aga, stone flooring, exposed beams and an attractive arched opening to a utility area leading to a cloakroom with Charlotte WC and vanity unit. All of which further enhances the character of this practical and sociable space.

Also located on the ground floor is the fourth bedroom, currently used as a hobby room /office and occasionally a double guest room with Villeroy and Boch en-suite shower room finished in a contemporary style. There is also a small mezzanine office/study area.





First Floor

The first floor continues the spacious and characterful feel of the ground floor. At the top of the stairs there is an impressive and spacious galleried landing with vaulted ceiling which could easily have room for a study or extra storage if required. This flexible space would suit many requirements whether for teens, relaxation, gym.

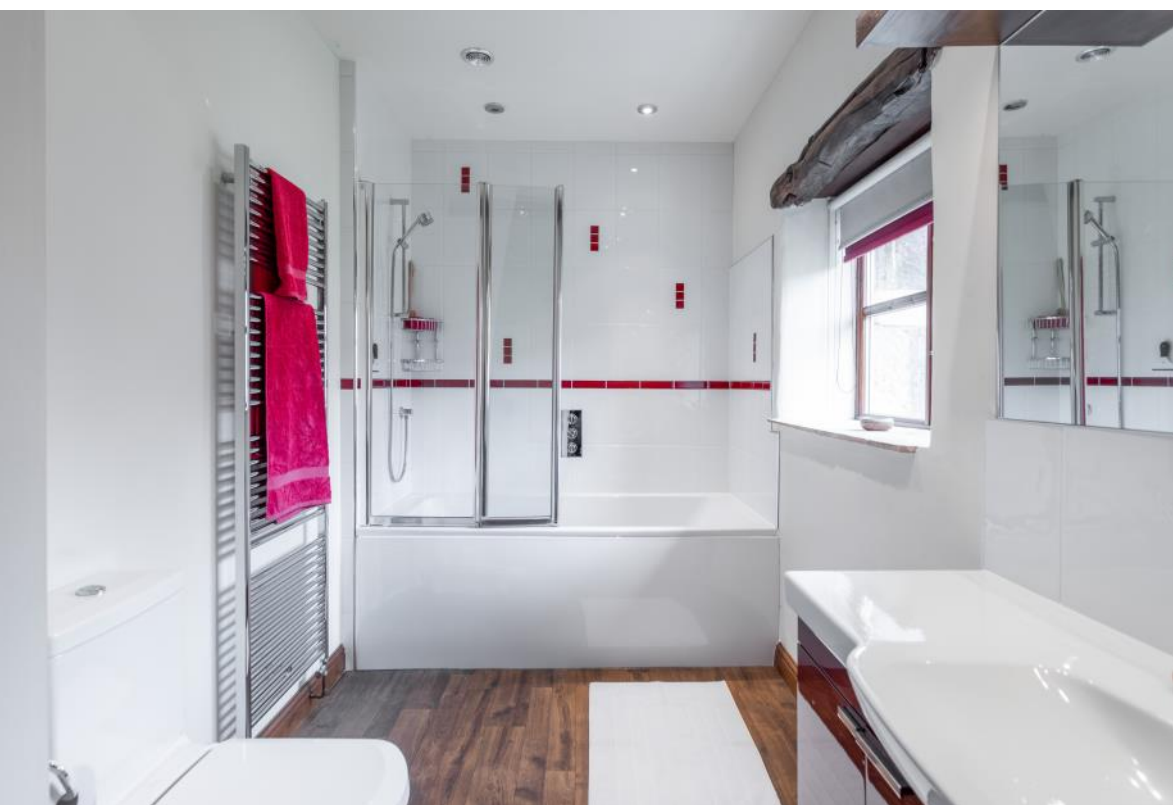
The principal bedroom is a generous double room with the benefit of an en-suite shower room and a far reaching view across the paddock and valley beyond.

There are two further bedrooms, both offering excellent flexibility for family, guests or those requiring space for a home office or dressing room.

The house bathroom is particularly generous in proportions with Villeroy and Boch large bath with shower over, wall hung vanity unit with built in sink and W.C.

Outside

There is an electric-gated private driveway with parking for 3 to 4 cars, this could easily be enlarged if required. The driveway provides access to the detached garage, larger than a single, but smaller than a double. There is an attached log store and steps to the large lawned garden. To the rear of the house there is an extensive Indian stone flagged terrace which connects the house to the garden. There are large areas for sitting and entertaining all with a beautiful backdrop.







Beyond the formal gardens (0.441 acre) is a substantial area of land of 0.665 acres, incorporating a paddock and timber stables. The outside space offers excellent versatility and will particularly appeal to those with equestrian interests, livestock or simply a desire for additional land, workshop and open space.

Area Guide

Newton-in-Bowland is situated within the stunning Forest of Bowland National Landscape, surrounded by some of Lancashire's most beautiful countryside, with traditional stone buildings the village offers a wonderful balance between peaceful country living and access to everyday amenities.



The village is home to a well-regarded pub and enjoys a strong sense of community, while nearby villages and market towns provide a wider selection of shops, schools, restaurants and leisure facilities. The surrounding countryside offers an abundance of opportunities for walking, cycling and outdoor pursuits.

The location is also well placed for access to the popular towns and villages of the Ribble Valley, with Clitheroe providing a comprehensive range of amenities, including independent shops, supermarkets, restaurants and rail connections.

General Remarks

Services: The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil central heating system, supplemented by log burning fire and electric AGA. Battery energy storage area is potentially available both inside or behind the garage.

Parking allocated and number of spaces : single garage and space for 3 cars on driveway

Construction Type : stone with slate roof

Building Safety : none known

Restrictive Covenants : none known

Listed building : The property is Grade II listed

Conservation Area / National Landscapes : The property is within AONB.

Easement, and Wayleaves or Rights of Way : no rights of way at house. There are 2 way leave agreements for B4RN fibre in the paddock and for Electricity NW to access the telegraph pole.

Footpaths / Bridleways : none

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the chance of flooding in this area is 'very low'

Unimplemented Planning Consents : none that affect the property.

Planning Consents affecting the property : Within a 1 mile radius the United Utilities HARP project will temporarily impact traffic on Fell Rd to Waddington.

Accessibility adaption information : not relevant

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Ultrafast 1000 mbps available in the area

Mobile signal: Vodafone, EE, J2 and 3 available in the area

B4RN : vendor advised the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

What3words Location : possibly.tasty.recur

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



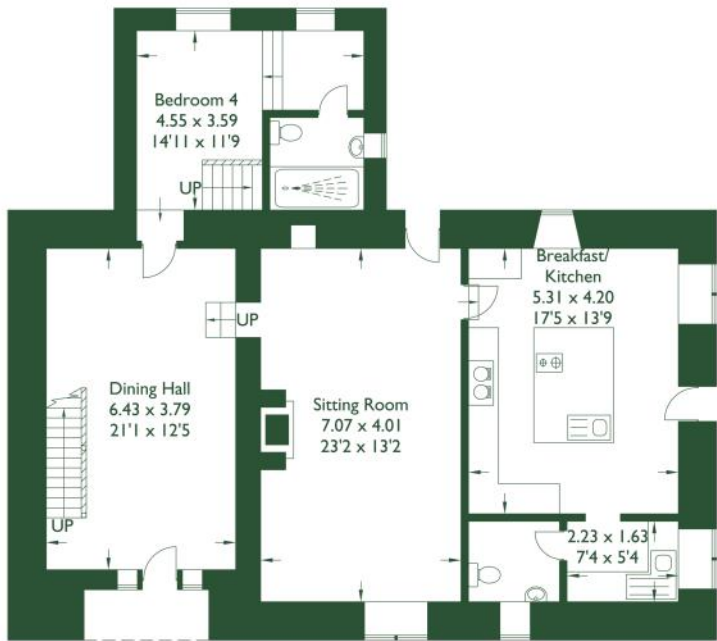
Lowlands Barn

Approximate Gross Internal Area : 186.13 sq m / 2003.48 sq ft

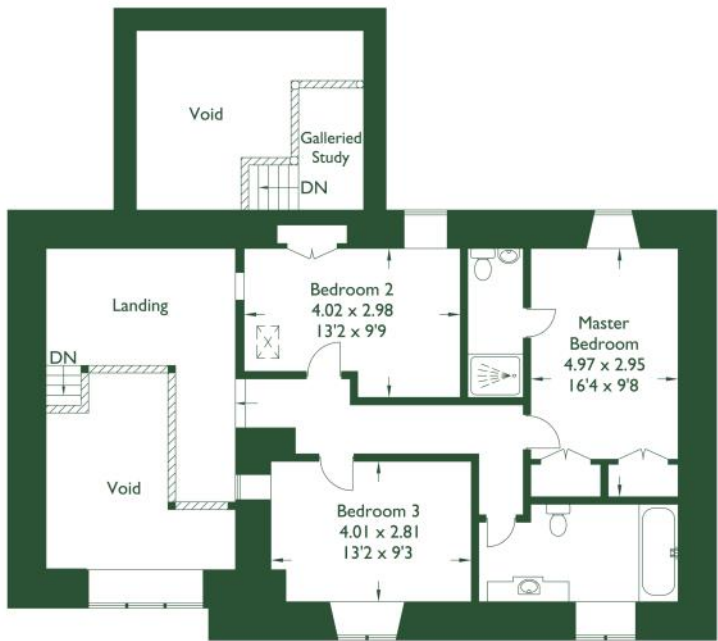
Stables : 27.77 sq m / 298.91 sq ft

Garage : 17.06 sq m / 183.63 sq ft

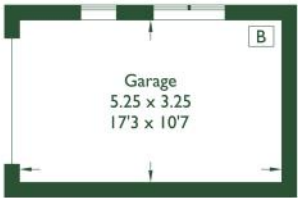
Total : 230.96 sq m / 2486.03 sq ft



Ground Floor



First Floor



Garage



Stables

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



created on edoza

Plotted Scale - 1:1,250

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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