

Asking Price £945,000



Armitstead
Barnett

Kings Highway, Accrington, Lancashire, BB5 2DL





Black Moss Nook, Kings Highway, Accrington, Lancashire, BB5 2DL

Asking Price £945,000

- Spacious Living: Four well-appointed bedrooms and three stylish bathrooms, ideal for modern family living.
- Luxury Wellness Facilities: Enjoy your very own high-spec gym and indoor swimming pool, designed for year-round use.
- Equestrian Potential: Small paddock and barn suitable for equestrian use.
- Impressive Outdoor Space: Surrounded by meticulously landscaped wraparound gardens, perfect for entertaining.
- Parking & Storage: Extensive off-road parking and multiple garages, offering convenience and flexibility.



4



3



Set behind private electric gates in a tranquil semi-rural location, this beautifully converted barn occupies over half an acre and offers an outstanding blend of charm, luxury, and energy efficiency – all just minutes from motorway connections.

Black Moss Nook is an individually styled home featuring generous, character-filled living spaces, high-quality bespoke finishes. There is a detached leisure suite with a heated indoor swimming pool and gym and beautifully landscaped gardens with stunning open countryside views. The property also boasts enviable equestrian potential, with an adjacent paddock and a detached outbuilding.

Sustainability & Technology - Both the main residence and leisure suite benefit from ground source heat pumps, and a 4kW solar PV system as well as economy 7, a cheaper night rate for electrics which all significantly reduces energy costs. Starlink internet is installed for high-speed connectivity. The property is energy efficient with a substantial payback from the solar panels. The EPC rating is C which is excellent for a property of this size. The property has three phase electrics but only two are used across the two buildings, leaving the third free to be potentially used for an electric charging point.



The ground floor welcomes you with an impressive spacious entrance hall that sets the tone for the home's stylish finish and design. There is a private study with a mezzanine library and a contemporary wet room / WC. The lounge is spacious and well-lit with natural light and is beautifully decorated with a feature fireplace, adjacent is a dining area and a newly refurbished orangery.



The heart of the home is a high-end kitchen with granite surfaces, integrated appliances and a central island, which on one side flows through to a bar room ideal for entertaining and leads to an open plan lounge/family room, this in turn connects to the dining room. There is a separate utility room and guest W.C. which complete the ground floor.



Armitstead Barnett

abarnett.co.uk



Upstairs, there are four spacious double bedrooms, all with bespoke fitted storage. The principal suite includes a private en suite bathroom, while a luxurious family bathroom with under floor heating, a walk-in shower and freestanding bath serves the remaining bedrooms. There is additional storage via a linen cupboard and eaves spaces.



The detached leisure suite includes a large fully equipped gym, changing rooms, shower room with toilet and sink and a heated indoor swimming pool housed within a stunning pool room. A conservatory off the gym provides further relaxation space.

In addition to the leisure suite, the property offers a double garage, a separate single garage, and an external storage outbuilding, all with power and lighting.



Armitstead Barnett

abarnett.co.uk



The grounds are meticulously maintained, with wraparound gardens, mature landscaping, extensive block-paved driveways, and multiple outdoor seating and entertaining areas. The adjacent paddock enhances the property's equestrian appeal. You will also find Croft Top Equestrian Centre 0.5 miles away which is the largest indoor arena in the North West.

Nestled in a peaceful semi-rural setting, Black Moss Nook offers the perfect balance of countryside living and urban convenience. Located on Kings Highway, the property enjoys a tranquil, elevated position with sweeping views yet, just a short drive from the thriving towns of Accrington, Haslingden, and Rising Bridge.

General Remarks

Services: The property has the benefit of mains water and mains electricity and also has a 4kW solar PV system as well as economy 7, a cheaper night rate for electrics. Heating is by way of a ground source heat pump. Sewerage is by way of a sewerage treatment plant which was last serviced in May 2025. We understand from the vendors that this is compliant.

Parking allocated and number of spaces : Garage for 3 cars and driveway for multiple cars.

Construction Type : Standard construction, stone with slate roof.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : The property is not in a conservation area or an AONB.

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : None known to the vendor.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1. The vendor does not know of any flooding defences in place nearby.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : None known to the vendor.

Communications :

Broadband: 1 Mbps available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

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

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

Please note: Amitstead Barnett 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: Rossendale Borough Council Council Tax Band G

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.

What3words location : ///pitch.eager.pavilions

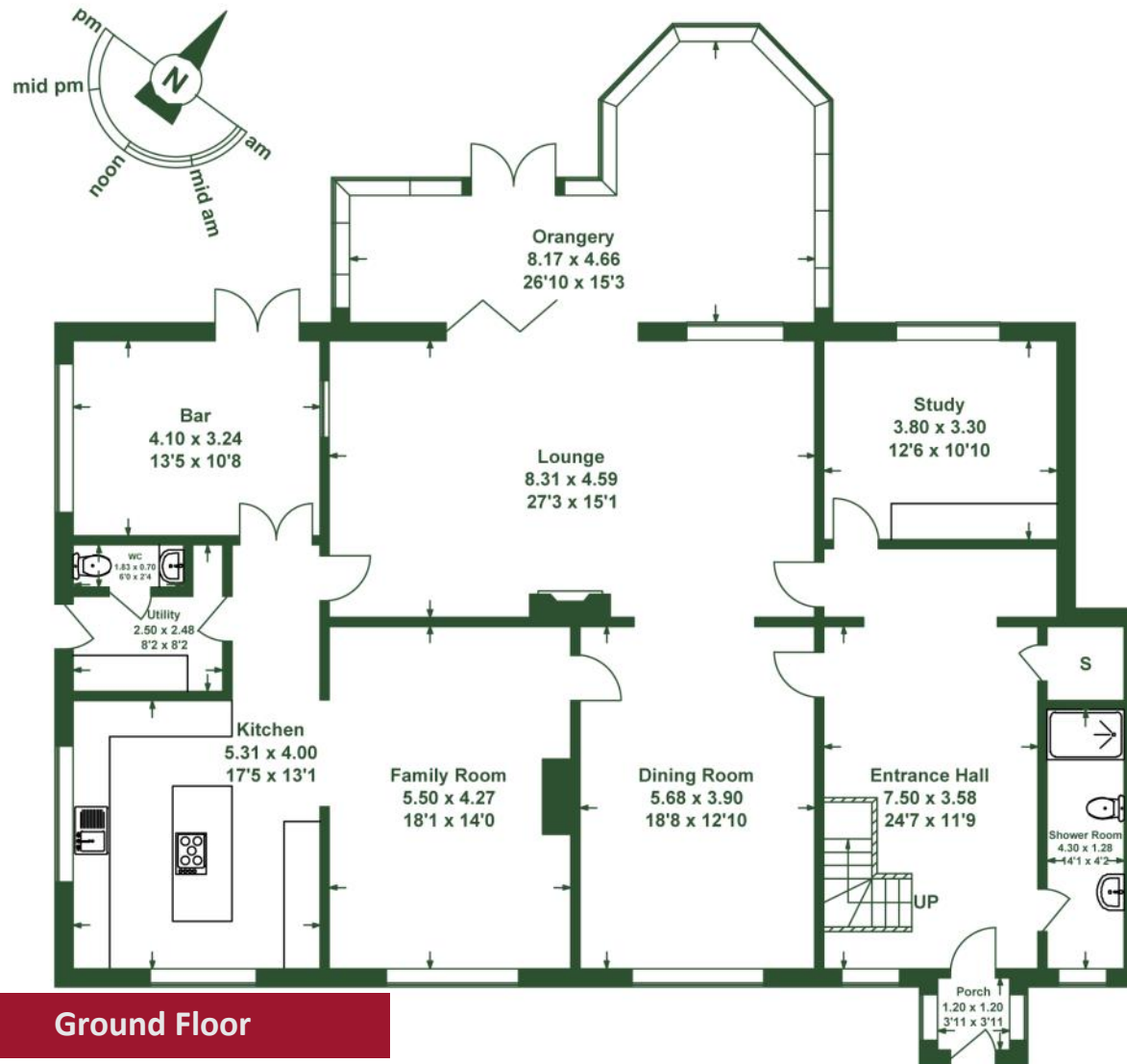
Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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

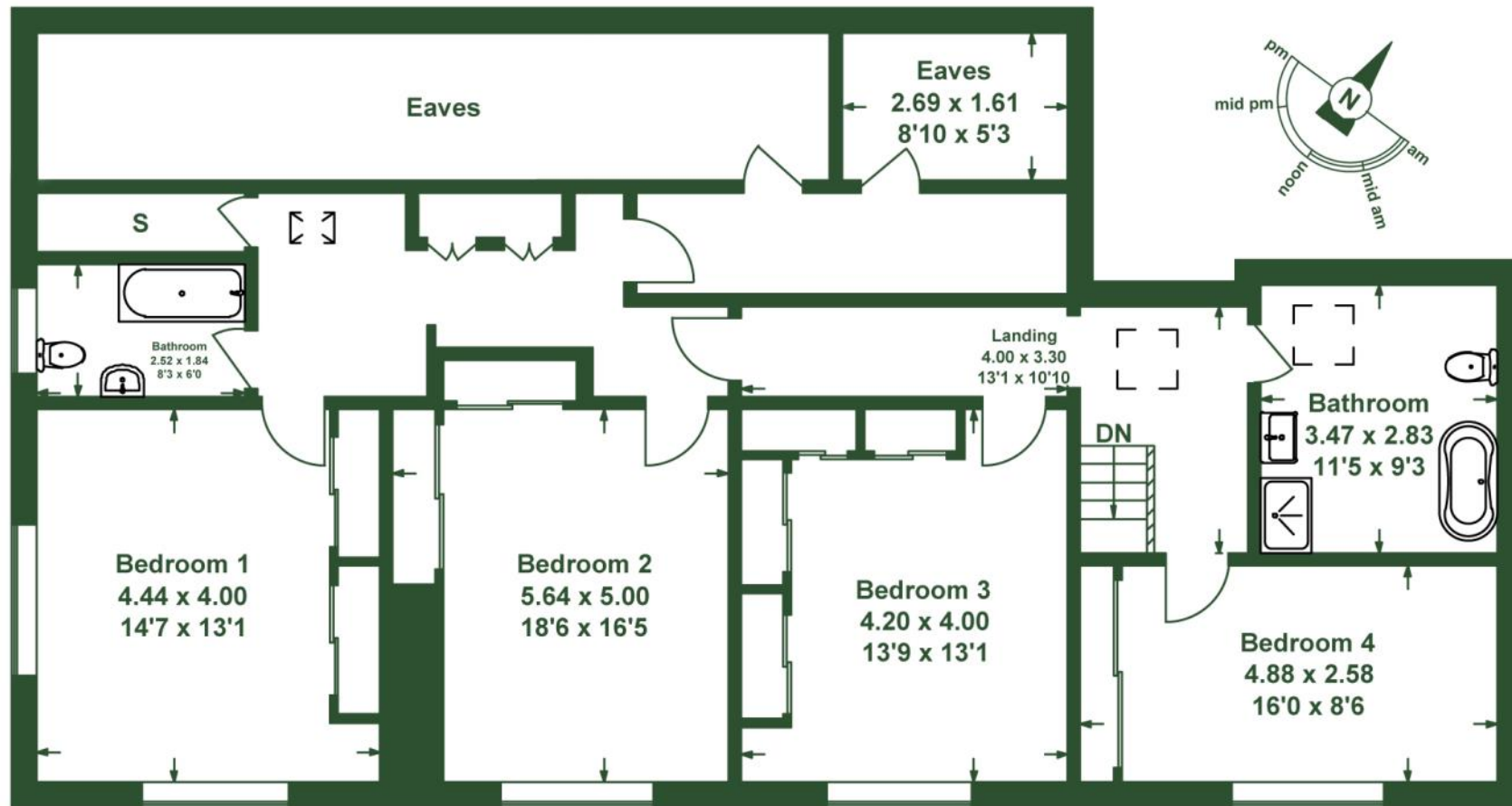
Approximate Gross Internal Area : 203.97 sq m / 2196 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



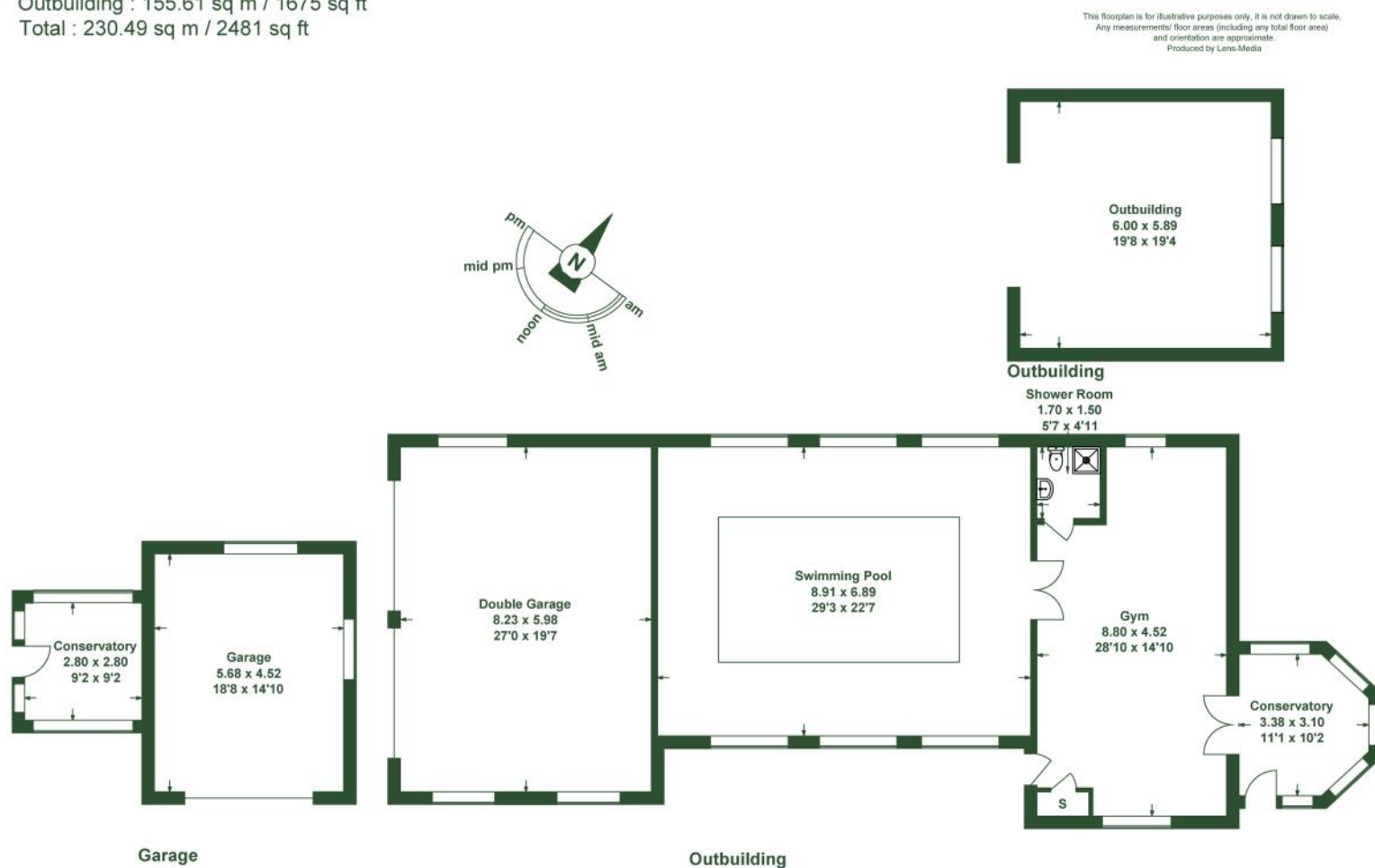
Approximate Gross Internal Area : 116.42 sq m / 1253 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



First Floor

Approximate Gross Internal Area :
 Garage : 74.88 sq m / 806 sq ft
 Outbuilding : 155.61 sq m / 1675 sq ft
 Total : 230.49 sq m / 2481 sq ft



Garages & Outbuildings

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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Armitstead Barnett

abarnett.co.uk



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire

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

Cumbria

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

Ribble Valley

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

Armitstead
Barnett