



1 Turn Hill Barn, Water, BB4 9NL

Asking Price Of £450,000

Property Features

- Outstanding rural barn conversion
- In the heart of countryside
- Breathtaking open views
- Accessible position
- Immaculate & characterful
- 3 receps. Breakfast kit + utility
- 6 double bedrooms (2 huge)
- Stunning kitch & bathrms EPC D

Full Description

WHAT WE LOVE ABOUT THIS HOME?

An absolutely outstanding rural barn conversion with elevated, endless breathtaking countryside views to the front and also to the rear of meadows situated on the outskirts of the quaint village of Water. For the professional commuter, it is approximately 5 miles from the M66 link to Manchester and M65 link to Preston. For families, it is within the catchment area for the highly regarded Bacup & Rawtenstall Grammar School and Water Primary School is just down in the village. The gorgeous, characterful family home with its exposed high line pitched roof and heavy beams is huge. It is presented to a very high standard and is arranged over 3 floors to include 3 reception rooms, 5 first floor double bedrooms, the master showcasing a dressing area and ensuite and bedroom 6 with additional store room spanning across the second floor. Externally, 1 & 2 Turnhill Barn adjoin only from first floor level by a wide feature archway and they share the driveway serving the two properties. Each of the properties have their own very deep lawned front garden and spacious hardstanding / turning areas. There is cobbled frontage leading through the archway providing access for both properties to their rear gardens and garages. The rear garden is level. The garage is a double and has a very useful adjoining store. Adjacent / behind, though not belonging to the property are stables and the properties of Turn Hill Farm are on the neighbouring field to the left of the property.

ADDITIONAL PROPERTY INFORMATION!

Purchased as a shell in 1997 by the present owners and subsequently converted, restored. Lovely décor & presentation throughout. Hardwood double glazing - sympathetic to the property's age and charm. Gas central heating - Vaillant boiler (installed 2012) and with Calor Gas supply (tank adjacent to garage / store). Spring water supply / septic tank drainage. Indian stone flagged flooring. Boarded flooring. Beautiful joinery and internal doors complementing the property's style. Luxurious fitted carpets to first floor.

DIRECTIONS!

From Waterfoot, proceed along the B6238 for approximately 3 miles. On the right hand side you will find the Commercial Pub. Shortly after is Water village's grocery shop and you will turn right just afterwards on to Dean Lane. Follow Dean Lane along bearing immediately left with it until the several rows of cottages finish and the lane divides into three at what seems to be the end of the main lane. Going to the left lane "Turnhill Farm" is signposted at the bottom. You will proceed just to the right of this lane on the lane that is more level and straight ahead. Proceed along the lane and take the next turning on the left. Part way



up, this lane becomes tarmaced. You will see 1 Turn Hill Barn ahead of you, the left property of the barn conversion.

GROUND FLOOR

LARGE PORCH

7' 1" x 5' 5" (2.16m x 1.67m)

The hardwood cottage style front entrance door opens to this great extra entrance space with its open pitched roof, windows to two sides, Indian stone flagged flooring, exposed heavy feature stone over internal panelled and glazed doorway welcoming you to:

RECEPTION HALL

17' 6" x 8' 7" (5.34m x 2.63m)

charming and intriguing with the stone flagged floor continuing through from the porch, quaint exposed beams, staircase rising to first floor off with substantial balustrade and newel post, door to understairs storage cupboard and doors to rooms off.

THE MAIN LOUNGE

18' 7" x 15' 10" (5.67m x 4.83m)

The centre piece of this very large yet welcoming and cosy room is the multi fuel burning stove which is within the most beautiful and substantial hand crafted feature stone fireplace. Greeting you from the windows to the front are completely open, endless countryside views. The ceiling exposes the beams, the room is lit by decorative wrought iron light fittings and the flooring is oak. Double doors to:

FURTHER RECEPTION ROOM

16' 0" x 13' 10" (4.90m x 4.22m)

presently as a games room, but not so often needed now and a possibility could be to open the room into the kitchen to the left hand side of it. It is also with plentiful character with windows overlooking the rear garden and capturing views of the fields beyond, exposed beams, wrought iron light fittings and exposed boarded floor.

DINING ROOM

11' 4" x 10' 10" (3.46m x 3.32m)

a discrete room with window to the side, exposed boarded floor and candle style light fittings.

BREAKFAST KITCHEN

14' 2" x 13' 3" (4.33m x 4.04m)

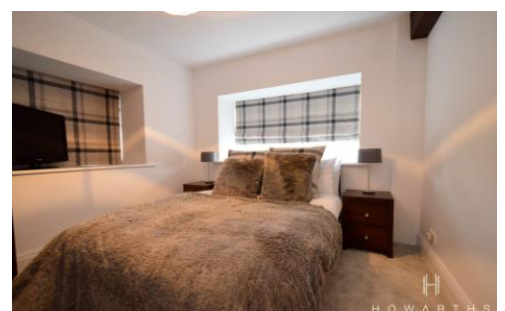
beautifully presented, lit by recessed spotlighting, Indian stone flagged flooring continuing and extensively fitted with farmhouse style cream panelled base/wall units with deep contrasting granite working surfaces and featuring a centre breakfast island, a 'Belfast style' pot sink with complimenting chrome tap where you can enjoy looking over the back garden and the meadowland beyond whilst doing the dishes. The extensive units stage decorative detail - cornices/pelmets, interunit lighting and tiling, a wine rack and a glass fronted display cabinet. Appliances include a freestanding Rangemaster gas oven (2015), integrated dishwasher, two refrigerators and a freezer. Door leads to:

ADJOINING UTILITY ROOM

10' 4" x 8' 4" (3.17m x 2.55m)

flooring continuing from kitchen and with range of units complimenting the kitchen running across one wall including sink, working surfaces, recess/plumbing for washing machine and recess for tumble dryer, wall mounted Vaillant central heating boiler, window to side and stable door to rear garden.





LOBBY

from door at front of hallway with door leading to ground floor wc/washroom and further door to cbaks / shoe cupboard.

GUEST WC

7' 10" x 6' 0" (2.41m x 1.84m)

with windows to both the front and side, with substantial two piece suite in white comprising chunky pedestal wash basin, wc and ceramic tiled floor.

FRST FLOOR

LANDING

19' 3" x 16' 7" (5.87m x 5.06m)

(measurements taken to widest points and include stair well). Fantastic feature space with open pitched roof, exposed beams and window showcasing the outstanding panoramic views to the front. It is snug and makes a great place to grab a moment in. Open heavy timber staircase rises to the second floor and doors lead to rooms off.

THE MASTER BEDROOM

18' 10" x 13' 0" (5.75m x 3.97m)

Probably, the room that will impress you the most! It is absolutely aspirational, just to be in! It is bright and airy. The roofline is again open pitched, featuring heavy exposed beams and the views to the front of the encompassing countryside are stunning. The room is huge and the soft carpet, so luxurious. It can be laid out simply with no need to be cluttered to its main part as discretely, leading to the back of the house, there is a the dressing area with a large walk in wardrobe to the left and an inbuilt wardrobe to the right. Ahead, the door leads to the gorgeous master en-suite.

EN-SUITE

10' 8" x 8' 2" (3.27m x 2.51m)

Set out as a wetroom - absolutely stunning! The walls and floor gorgeously tiled and with underfloor heating making it toasty on your feet and there is a large window letting in natural light to the rear. The overhead shower is open to one corner. The quality white bathroom suite with chrome taps & fittings features a freestanding deep oval bath with tall lever operated mixer tap and hand held hose, the wash basin is within a vanity unit with an illuminated mirror over and a complimenting back to wall w.c., warmed also by a chrome finish towel warmer and it is lit by recessed ceiling spotlighting.

BEDROOM 2

11' 2" x 9' 10" (3.41m x 3.00m)

a lovely double room featuring the fantastic open pitched roof and beams. Open views to front and to the side of farm cottages. Lots of light flowing through!

BEDROOM 3

10' 11" x 9' 10" (3.35m x 3.00m)

a double bedroom with window to the side overlooking the farm cottages and to the rear over the garden.

BEDROOM 4

10' 10" x 9' 3" (3.32m x 2.84m)

a double room with window overlooking the rear garden and fitted with range of floor to ceiling contemporary robes to one wall incorporating hanging provision, drawers within one unit and also with matching



headboard extending between the double bed recess

BEDROOM 5

10' 9" x 9' 4" (3.28m x 2.87m)

a further double room with window to rear, overlooking the garden and countryside ahead. Presently used as an office.

FAMILY SHOWER ROOM

10' 9" x 8' 7" (3.30m x 2.63m)

contemporary with fully tiled walls and floor, fitted walk in mixer shower with glazed screen, back to wall w.c., wash basin, towel warmer, spotlighting, cupboard housing cistern and window to side.

SECOND FLOOR

LANDING

8' 4" x 3' 2" (2.56m x 0.99m)

with door to:

BEDROOM 6

27' 7" x 11' 8" (8.42m x 3.57m)

(2nd measurement does not include under the eaves open space) a fantastic room, full of character and whilst superbly spacious, still a cosy retreat. Door to:

WALK IN STORAGE AREA

11' 8" x 11' 8" (3.57m x 3.57m)

a great place to store your Christmas decorations and suitcases with lighting! It also houses the cold water tank.

EXTERNAL

THE DRIVEWAY

tarmaced with a reasonable incline and central serving 1 and 2 Turn Hill Barn. It opens to the front of both properties and for the subject provides hardstanding for several vehicles or a turning area. To the periphery of the house, it is cobbled and this extends under the adjoining archway and to the driveway to the rear which leads to the double garage.

THE FRONT GARDEN

is very deep, lawned and slopes gently towards the boundary.

THE REAR GARDEN

is level, partly screened by conifers and has pebbled borders heavily stocked with shrubs.

THE DOUBLE GARAGE

18' 3" x 17' 3" (5.57m x 5.27m)

with pitched roof, up and over door, personnel door to the side, power and lighting.

ADJOINING STORE

with exterior door, power and lighting

DISCRETE DRYING AREA

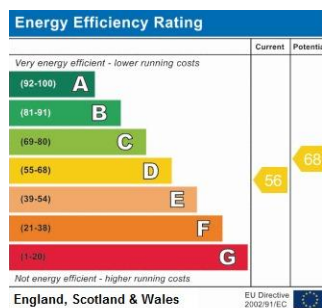
a smaller area screened behind the lawn/hedge and adjacent to the store, with hardstand for Calor Gas tank and also used for drying.

THE TECHNICAL BITS!

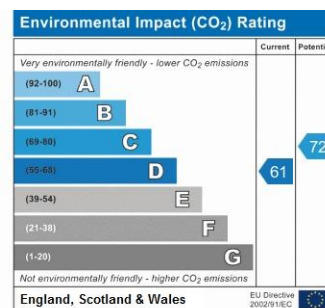
Tenure - Freehold Council tax - Band F. Electric meter on outside elevation of utility wall and consumer unit in utility. No gas meter fitted as it has Calor Gas supply (presently automatic top up arrangement). No water meter fitted as it is on spring water supply with a very low maintenance Septic tank serving Turnhill Barn and Turnhill Farm

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