



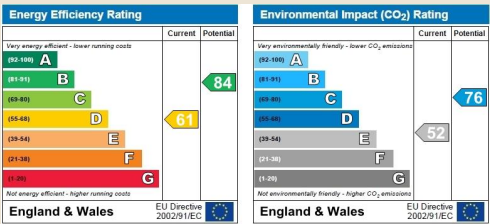
York Village, Langho

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- Detached Family Home
- Characterful Features
- Rural Location
- 15 Acres Of Land
- Five Bedrooms
- En-Suite To Master
- Outdoor Arena
- Off-Road Parking
- Equestrian Property

Viewing: By appointment via the agent:

01200 422824



Introduction

** THE PERFECT EQUESTRIAN FAMILY HOME **

Oak Barn is nestled in a quaint hamlet of only four properties in a peaceful yet convenient location of York Village, close to neighbouring towns of Whalley, Blackburn and Clitheroe. Surrounded by breath taking views and enviable rolling countryside, this beautiful five bedroom detached oak framed barn conversion is ideally suited for a growing family with a passion for horses and rural pursuits with a total of 15 acres of land, ten good sized stables, tack room, ample storage and a large outdoor floodlit menage. Flowing internally with well-lit and spacious living accommodation with magnificent exposed oak framing, the property is the epitome of contemporary country living.

The property comprises briefly, to the ground floor; entrance through a stable door leading through the porch to a welcoming hallway with stairs leading to the first floor and lower ground floor as well as a door leading to the cloak room and open access to the stunning country style breakfast kitchen with gorgeous exposed oak framing and further open access to the dining area with barn window. The kitchen has doors leading to a pantry and utility room. To the lower ground floor are a three-piece bathroom suite, storage, under stairs storage and two further bedrooms. One of the bedrooms is currently being used as a reception room with kitchenette, ideal for teenage children, elderly relative or as a guest suite. To the first floor is a landing with further exposed oak framing and beams, vaulted ceiling and steps leading to a spacious reception room with vaulted ceiling and doors leading to three bedrooms and a three-piece family bathroom suite. The master bedroom has an ensuite three-piece shower room. There is access from the reception room to a generously sized loft space. Externally the property boasts around 15 acres of land with a flood lit outdoor menage, ten indoor stables with tack room and storage as well as a great sized garage and an additional timber shed with two further stables. The land comprises of multiple fields with unrivalled scenic landscape views stretching towards Blackpool Tower, Pen-y-Ghent and Pendle Hill. There are a couple of acres of woodland as well as direct access to bridleways and superb hacking. For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Ground Floor

Entrance

Hardwood double glazed frosted stable door and a double glazed window to the porch.

Porch

2.67m x 1.04m (8'9 x 3'5) Exposed stone walls, flagged flooring, single glazed stained glass Oak door and double glazed windows to the hallway.

Hallway

4.95m x 1.88m (16'3 x 6'2) Two central heating radiators, smoke alarm, exposed Oak beam framing, tiled flooring, stairs to the first floor, stairs to the lower ground floor, open to the kitchen and door to the cloak room.

Cloak Room

2.01m x 0.91m (6'7 x 3') UPVC double glazed window and the oil fired boiler.

Kitchen

5.26m x 5.13m (17'3 x 16'10) Oak panelled base unit with granite work surfaces and upstands, electric Aga range cooker with hand-made tiled splash-backs, inset one and half stainless steel sink, fitted draining ridges and a Quooker hot, cold and boiling mixer tap, integrated dishwasher, integrated fridge, integrated bin space, a large Island, exposed Oak beam framings, spotlights, tiled flooring, doors leading to the pantry and the utility and an opening leading to the dining area.

Dining Area

2.69m x 2.18m (8'10 x 7'2) Two Velux windows, Oak framed double glazed barn window, central heating radiator, tiled flooring and vaulted ceiling with mezzanine level reception room.

Utility

1.85m x 1.73m (6'1 x 5'8) Space for an American fridge freezer and open to a further utility area.

Utility Area

3.89m x 1.50m (12'9 x 4'11) UPVC double glazed window, hardwood single glazed window to the dining area, central heating radiator, base units with marble effect work surfaces, plumbing for a washing machine and dryer, stainless steel sink, drainer and mixer tap, tile effect flooring, a centralised vacuum system and a hard wood stable door leading to the rear of the property.

Lower Ground Floor

Landing

UPVC double glazed window, central heating radiator and doors leading to storage, bedroom four, under-stairs storage, bathroom, reception room two/ bedroom five.

Bedroom Four

3.71m x 2.79m (12'2 x 9'2) UPVC double glazed window, central heating radiator, exposed Oak beam framings and wood flooring.

Reception Room Two/Bedroom Five

4.32m x 3.71m (14'2 x 12'2) Three UPVC double glazed windows, two central heating radiators, exposed Oak beamed framings, television point, two feature wall lights, wood flooring and open to the kitchenette.

Kitchenette

1.85m x 2.11m (6'1 x 6'11) A range of wood panelled wall and base units with laminate work surfaces and space for a fridge.

Storage Area/Linen Cupboard

1.09m x 0.94m (3'7 x 3'1) Central heating radiator.

Bathroom

3.15m x 1.91m (10'4 x 6'3) Central heated towel rail, three piece suite comprises: dual flush WC, vanity top wash basin with waterfall mixer tap, an L shaped panelled bath with overhead direct feed rainfall shower rinse head, fully-tiled elevations, wood effect flooring, spotlights and shaving point.

First Floor Landing

Vaulted ceiling with Velux windows, UPVC double glazed window, exposed beams, spotlights, stairs to reception room one and doors leading to the bathroom and to three bedrooms.

Bedroom One

3.68m x 3.07m (12'1 x 10'1) UPVC double glazed window, central heating radiator, exposed Oak beamed framings and door to the en-suite,

En-Suite

2.84m x 1.91m (9'4 x 6'3) UPVC double glazed window, vaulted ceiling with Velux window, central heated towel rail, exposed beams, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower, extractor fan, part-tiled elevations, tiled flooring with under-floor heating.

Bedroom Two

4.42m x 2.95m (14'6 x 9'8) Vaulted ceiling with Velux window, UPVC double glazed window, central heating radiator, mezzanine balcony with exposed Oak beamed framings.

Bedroom Three

3.66m x 1.96m (12' x 6'5) Vaulted ceiling, exposed beams, Velux window, UPVC double glazed window, central heating radiator and mezzanine level balcony.

Bathroom

2.41m x 1.96m (7'11 x 6'5) Single glazed stained glass window, central heated towel rail, three piece suite comprises: low basin WC, pedestal wash basin with traditional taps, a double tiled panelled bath with mixer tap, rinse head and overhead direct feed rainfall shower, extractor fan, fully-tiled elevations, tiled flooring with under-floor heating.

Reception Room One

7.75m x 5.26m (25'5 x 17'3) Four Velux windows, UPVC double glazed window, two hardwood double glazed windows, central heating radiator, vaulted ceiling with exposed Oak framings and beams, ethel LPG stove on a stone heath, Oak flooring, a mezzanine overlooking the dining area with feature handmade steel balustrade, loft access, wood flooring, open to a reading area and access to the attic.

Attic

7.52m x 2.41m (24'8 x 7'11) Two Velux windows.

External

In total the property lies on 15 acres of land. Laid to lawn garden with bedding areas, off-road parking for numerous vehicles, a stable block, an outdoor arena, wooded area, winter fields, summer fields and grazing fields,

Stable Block

Comprises of 10 stables, a tack room, water supply, storage attached to the large garage and an outside shed.

Outside Shed

5.87m x 5.18m (19'3 x 17') Two stable blocks and storage.

Outdoor Area

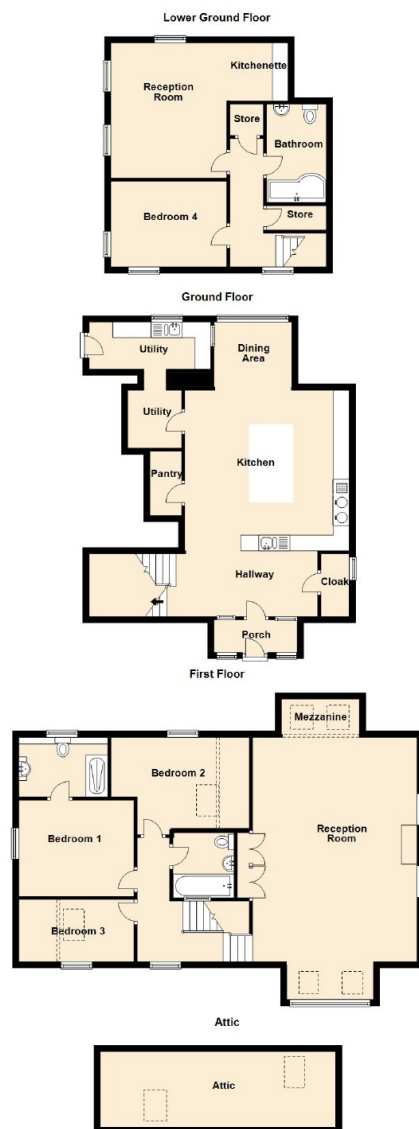
40.23m x 20.12m (132' x 66') Floodlit outdoor arena.

Agents Notes

Council Tax Band F

The property has a Mechanical Ventilation Heat Recovery System (MVHR), a septic tank, a central vacuum system and mains water.





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



