



Townhead Old Barn

49a Downham Road | Chatburn | BB7 4AU

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Energy Efficiency Rating

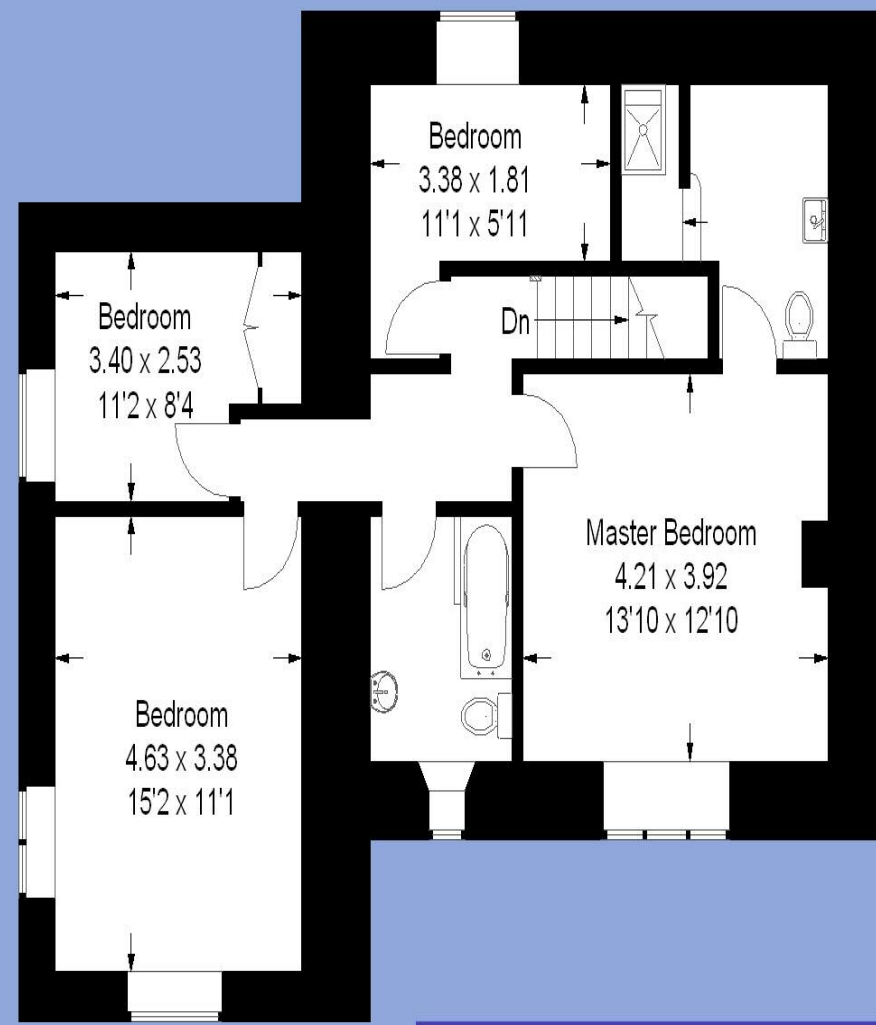
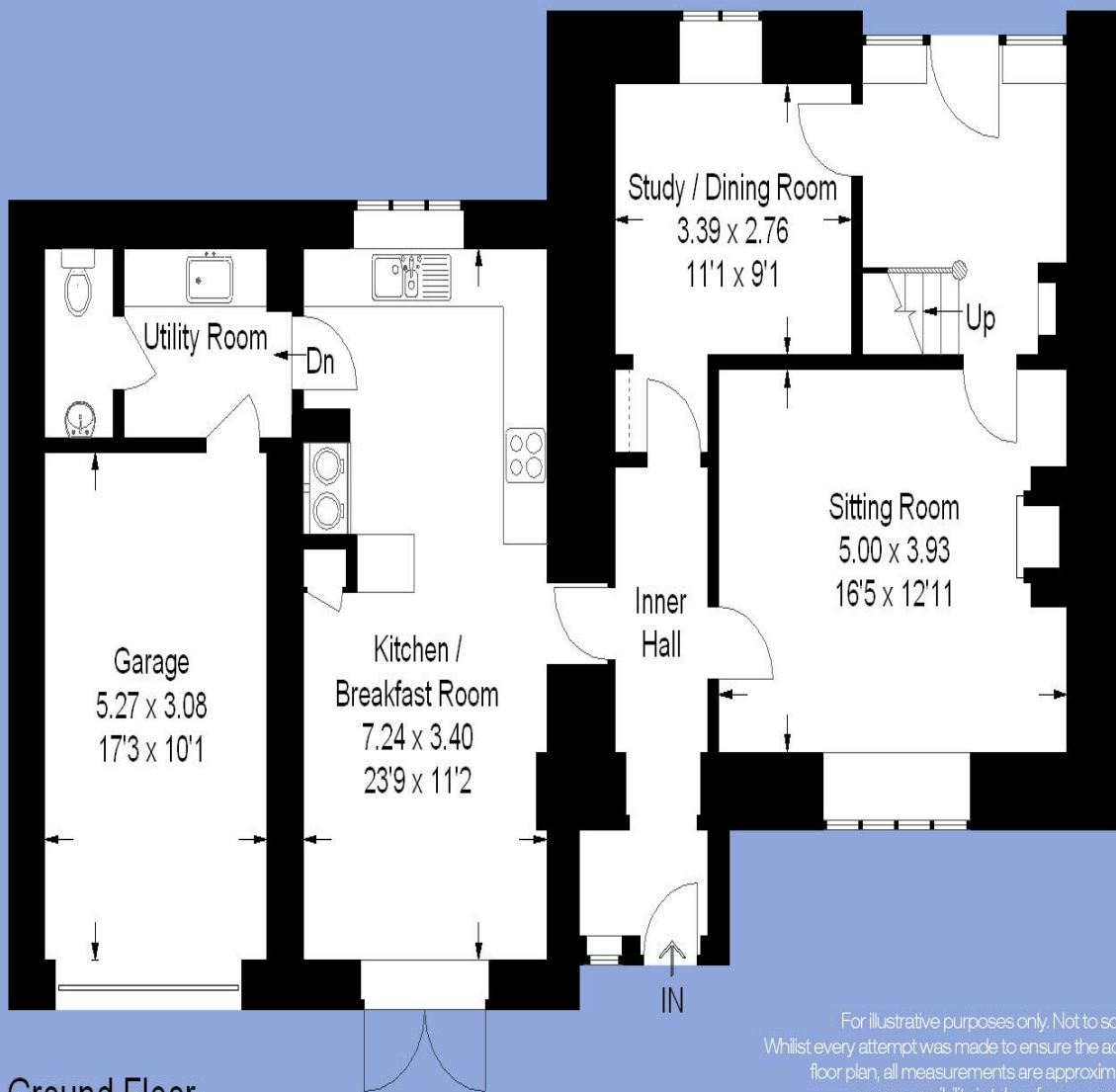
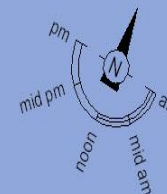
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	70
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Including Garage) :-
178 sq m / 1916 sq ft



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

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Price £389,950

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County Register

www.countyregister.com



A semi-detached barn conversion offering traditional features throughout yet benefiting from modern day fittings and appliances one would expect in the 21st century. Deceptively spacious, Townhead Old Barn boasts 2 reception rooms, a front-to-back breakfast kitchen, 4 bedrooms, en-suite shower room, house bathroom, cloakroom and Utility. With private parking, a south facing rear garden & patio area this traditional stone built village property is less than 5 minutes walk from the amenities of Chatburn.

Reception Hallway

Approached via an oak handmade door and matching twin side windows, beamed ceiling, recessed display area & staircase to first floor. Useful understairs store area.

Sitting Room

A traditional & inviting sitting room with oak laid parquet floor, carved sandstone open fireplace with matching hearth. Stone mullion double-glazed opening windows with views to the rear garden & Pendle Hill. Six wall light points, beamed ceiling and two inset ceiling speakers.

Dining Room / Study

Adjacent to the kitchen & with double-glazed opening windows to the front elevation this traditional dining room offers beamed ceiling & a fitted bookcase.

Rear Hallway

Stone laid flag floor & beamed ceiling. Opening to:

Rear Porch

Stone flag floor, cloaks hanging rail & wall light point. Feature stone mullion round window & external door.

Breakfast Kitchen

Generous proportion front to rear breakfast kitchen with a stone laid flag floor. A range of pine fronted wall and base inframe units with worktop preparation areas to four sides. Integrated twin bowls with drainer, four-ring gas hob, extractor fan & a Hotpoint fan-assisted oven & grill. Twin oven Esse Range with two hotplates recessed with decorative tile splashback, oak beam & concealed light. The breakfast area also offers a sitting area with a traditional cast-iron range with original bread and warming oven however, the open fire now offers a fully functioning living-flame gas fire. Beamed ceiling, 4 wall light points, inset ceiling lights, opening double-glazed windows to front elevation & twin opening French doors to rear garden.

Utility Room

Range of fitted wall and base units with sink and plumbed for automatic washing machine.

Cloakroom

Comprising of a two-piece suite incorporating a pedestal hand basin & WC.

First Floor

Approached via a return staircase with balustrade & spindles.

Landing

Access to bedroom accommodation. Two ceiling light points & access to loft area.

Master Bedroom

Double-size master bedroom with exposed truss and purlin beams offering a light and airy bedroom suite. Double-glazed opening windows with views to the rear gardens, distant countryside & woodland with Pendle Hill beyond.

En-Suite

Comprising of a three-piece suite incorporating walk-in electric double shower. Pedestal hand basin & WC. Beamed ceiling, 2 wall light points & 1 ceiling light point.

Bedroom Two

A second double-size bedroom with double-glazed windows to the rear & side elevation. Feature beamed ceiling & 4 wall light points.

Bedroom Three

Feature beamed ceiling, twin opening double-glazed windows, 2 wall light points & fitted wardrobes with hanging rails & shelving.

Bedroom Four

Twin opening double-glazed windows, beamed ceiling, ceiling light point & 1 wall light point.

House Bathroom

Comprising of a three-piece suite incorporating a panel bath with electric shower, pedestal hand basin & WC. Feature half panelled walls, beamed ceiling, 2 wall light points & a double-glazed opening window.

External

The property benefits from driveway parking for 2 cars leading to an integral garage with up & over door.

An easily maintainable enclosed rear garden with planted borders & lawn area. Flagged patio area accessed from breakfast kitchen or alternatively rear porch.

Services

Mains gas, electricity, water and drainage, gas fired central heating.

Tenure

Freehold with vacant possession upon legal completion.

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