



Originally dating to circa 1863 but immaculately modernised in 2012 by it's current owners is this stunning four-bedroom detached barn conversion, located in a gated exclusive development of only 6 properties on the site of the former De Tabley Arms near the River Ribble and close to Ribchester village. The property showcases an extraordinary barn conversion with breathtaking views over gardens and surrounding landscapes with adjoining two acre paddock.

This superb 'upside down' barn has been meticulously designed to highlight the beautiful original features of the building whilst enjoying modern living space arranged across two floors. The first floor is dedicated to a luxurious open-plan kitchen, living and dining area, designed to take full advantage of the wonderful open aspects across two elevations. The property also benefits from extensive solar panels and an air source heat pump, creating an energy-efficient modern home that combines character, comfort and sustainable living.

Internally you are greeted by a spacious entrance hallway welcomes you with porcelain flooring with Oak entrance door with a useful under-stairs storage/cloaks area. Bedroom one is a spacious double featuring a walk-through dressing room equipped with two glass-fronted wardrobes with internal lighting. The en-suite bathroom includes a close-coupled low suite WC, marble tiled walls and floors, vanity wash hand basin, and a double shower cubicle with a rain head shower.

Bedroom Two also features full-width contemporary wardrobes with glass sliding doors. Its en-suite shower room boasts a close-coupled low suite WC, his and hers wash hand basins, a wet shower area with a multi-functional shower, black ceramic and slate flooring, ceramic wall tiles and an electric towel rail. Bedrooms three and four are both sizeable doubles benefiting from use of the family bathroom. The family bathroom has been beautifully finished featuring a four-piece suite, including a close-coupled low suite WC, free standing bath with maple legs, his and hers sink with a matching maple frame and ceramic tiled top, corner walk in shower and ceramic wall and floor tiles.

The garden room/media room to the rear of the ground floor is characterized by an exposed open roof truss, porcelain tiled flooring, media wall, exposed stone and two sets of French opening doors to the side patio. Through the media room is the utility including porcelain tiled flooring, a range of fitted units with complementary worktops, single drainer resin sink unit, fitted floor-to-ceiling cupboards, plumbing for an automatic washing machine, and an integrated coms cupboard housing the hot water cylinder.

To the first floor you are welcomed by a large open plan room with bespoke fitted kitchen area to one side boasting luxury base and eye-level units with concealed lighting, polished quartz surfaces, range of Fisher and Paykel appliances including a fan oven, a combination microwave, a steam oven, Baumatic coffee maker, a Neff dishwasher, a larder fridge, a larder freezer, a wine cooler, a Franke 1.5 bowl sink with black glass surround, boiling water tap, and a slim-line ceramic four-ring hob unit. The kitchen also features a central island with polished quartz surfaces and pop-up power, fitted cupboards, pan drawers, and a designer ducted extractor canopy.

There is ample space in this large vaulted room for entertaining, dining and lounge areas all with surrounding views of the picturesque landscape but could be quite easily configured to a less open plan design depending on preference. Additionally, there is a cloakroom on the first floor with a close-coupled low suite WC, a bracket wash hand basin and marble tiled walls.

The exterior features contemporary designed gardens to the front, side, and rear. The front garden includes a black Indian stone pathway with gravel borders leading to the front entrance. The gardens to the front and side are mainly laid to lawn and surrounded by high hedging creating fantastic privacy for the external space.

The side garden includes a corner pebbled feature area with lighting and a stainless steel contemporary fountain and are well positioned for sunshine all day and into the late evening. There is a 12' x 8' garden shed with electric light and power, a black Indian stone private patio area with power and water supply, and approximately two acres of well-fenced paddock land with single access and a five-barred entrance gateway. There is designated parking to the front with 5 allocated spaces included in the title deeds.

Services

Mains electricity, mains water, and sewage to a shared sewage treatment plant, heating and hot water is provided by an air-source heat pump system powering multi-zoned under floor heating throughout the property controlled by individual thermostats. 40 solar panels on the roof with battery storage.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

B (88).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 12.30pm

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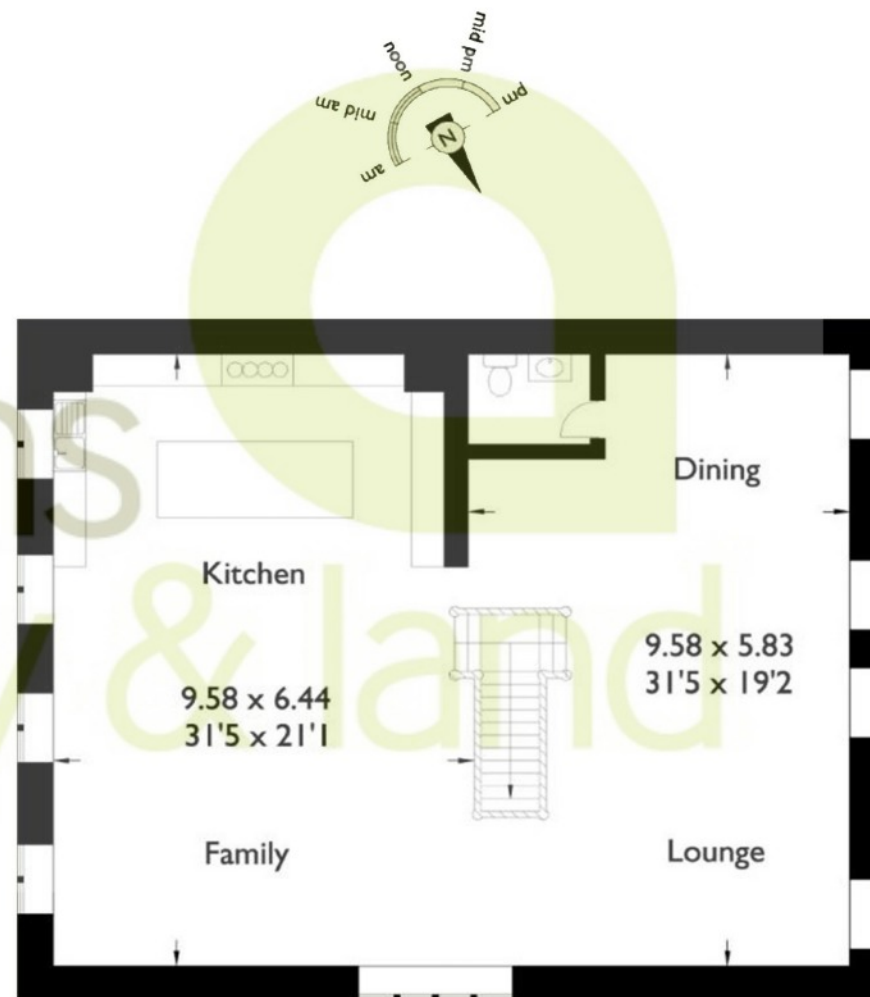
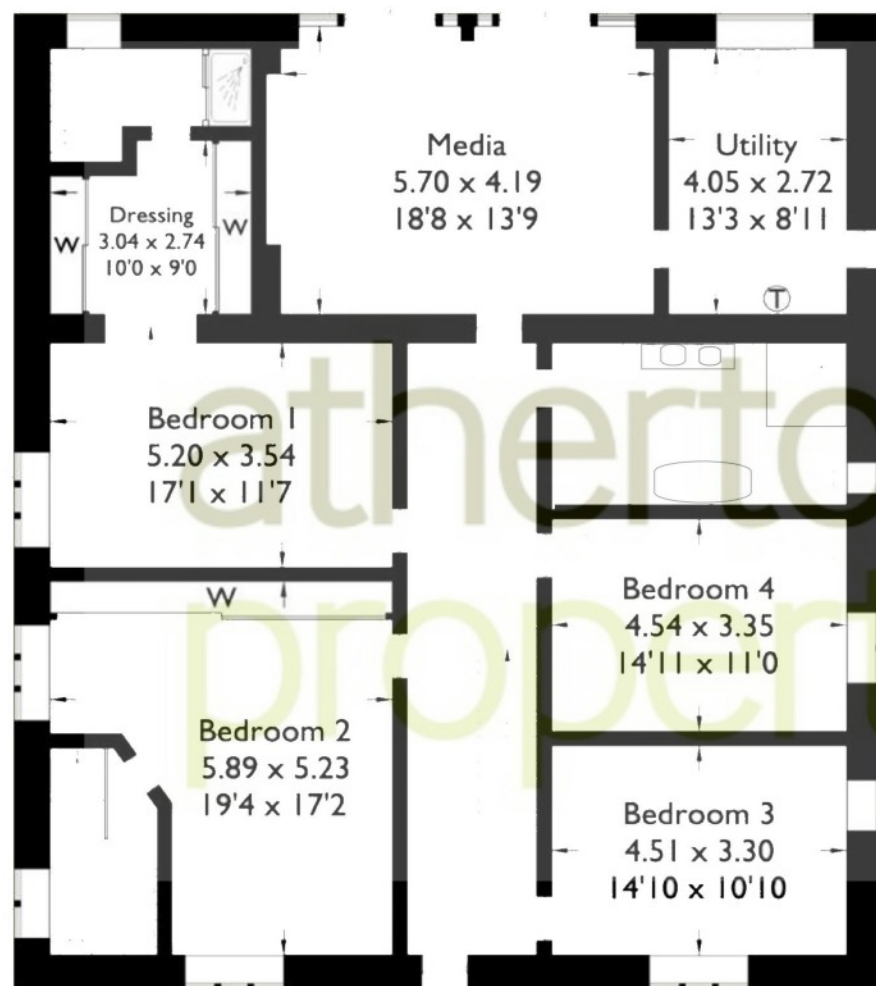


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Approximate Gross Internal Area : 291.47 sq m / 3137.35 sq ft

Total : 291.47 sq m / 3137.35 sq ft





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about us



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