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Dog Well Barn, Newby, Rimington, Ribble Valley BB7
£625,000



Presented to the market with tremendous potential is this characterful stone-built detached barn conversion, enviably positioned in the heart of Newby village near Clitheroe. Converted by the current owners just over forty years ago, the property offers generous and versatile living accommodation extending to approximately 2,549 sq ft (including garage), set against a backdrop of rolling fields and distant woodland. While now requiring a degree of modernisation, the home presents an exceptional opportunity to create a truly stunning family residence in a peaceful and picturesque Ribble Valley setting.

Light-filled, spacious and rich in original charm, the accommodation briefly comprises: entrance hallway, office/bedroom four, ground-floor WC, integral double garage, utility room, impressive double-height living room, dining room and kitchen. To the first floor, a striking galleried landing leads to the master bedroom with adjoining dressing room, a second double bedroom with en-suite WC, a further double bedroom and a generous five-piece house bathroom offering scope for reconfiguration into two separate en-suites if desired. Externally, the property enjoys private parking for three vehicles, a well-established garden frontage and a beautifully secluded cobbled rear garden bordering open fields.

Upon entering, a wooden front door opens into a welcoming hallway featuring stone-tiled flooring, exposed beams, coat storage and a central heating radiator. Positioned off the hall is a versatile office/bedroom 4, benefiting from wooden panelling, multiple sockets and a pleasant front-aspect window. A ground-floor WC with pedestal washbasin and tiled walls is also located off the hallway.

The integral double garage offers excellent practical space with power, lighting, twin wooden double doors, a garden access door, and a water tap. Adjacent, the utility room provides further convenience with sink, plumbing for laundry appliances, tiled walls, extractor fan and a traditional ceiling-mounted drying rack, alongside the wall-mounted oil-fired central heating boiler.

The principal living space is the magnificent living room, a truly impressive double-height space featuring vaulted ceilings with exposed truss beams, exposed stonework, an electric fire and bi-folding wooden shuttered doors opening to the rear garden. This atmospheric room flows effortlessly into the dining area, which enjoys open views, beamed ceiling detail, and ample space for family dining and entertaining.

The kitchen is fitted with a range of base and wall units with complementary work surfaces, housing an electric hob with extractor, integrated oven/grill, stainless-steel sink with mixer tap, and space for a fridge-freezer and dishwasher. A charming wooden stable door provides direct access to the garden.

Ascending to the first floor, the galleried landing overlooks the dramatic living space below and continues the theme of exposed beams, stonework and countryside views. The master bedroom is a notably spacious room with dual-aspect windows framing uninterrupted views across the fields, accompanied by an adjoining dressing room with built-in wardrobe and loft access. Bedroom two is another generous double benefiting from an en-suite WC, while bedroom three offers further well-proportioned accommodation with beamed ceiling and attractive views. The large family bathroom features a corner bath, separate shower, pedestal washbasin, WC and bidet - its size providing flexibility for future redesign.

Externally, the property enjoys off-road parking for three vehicles and a mature garden frontage. To the rear, a private cobbled garden bordered by bedding areas opens directly onto neighbouring fields, creating a tranquil and sheltered outdoor setting ideal for relaxation and al fresco dining.

Well positioned for access to the A682 and A59 road networks, the location offers convenient links to the M65 and M6 motorways, while the nearby villages of Gisburn and Chatburn provide a wide range of amenities. A rare opportunity to acquire a home of such character, charm and potential, early viewing is highly recommended.

Services

Oil fired central heating, mains water, mains drainage, mains electricity. Solar Panels fitted 2022.

Tenure

We understand the tenure to be Freehold.

Energy Performance Rating

E (42).

Council Tax

Band G.

Viewings

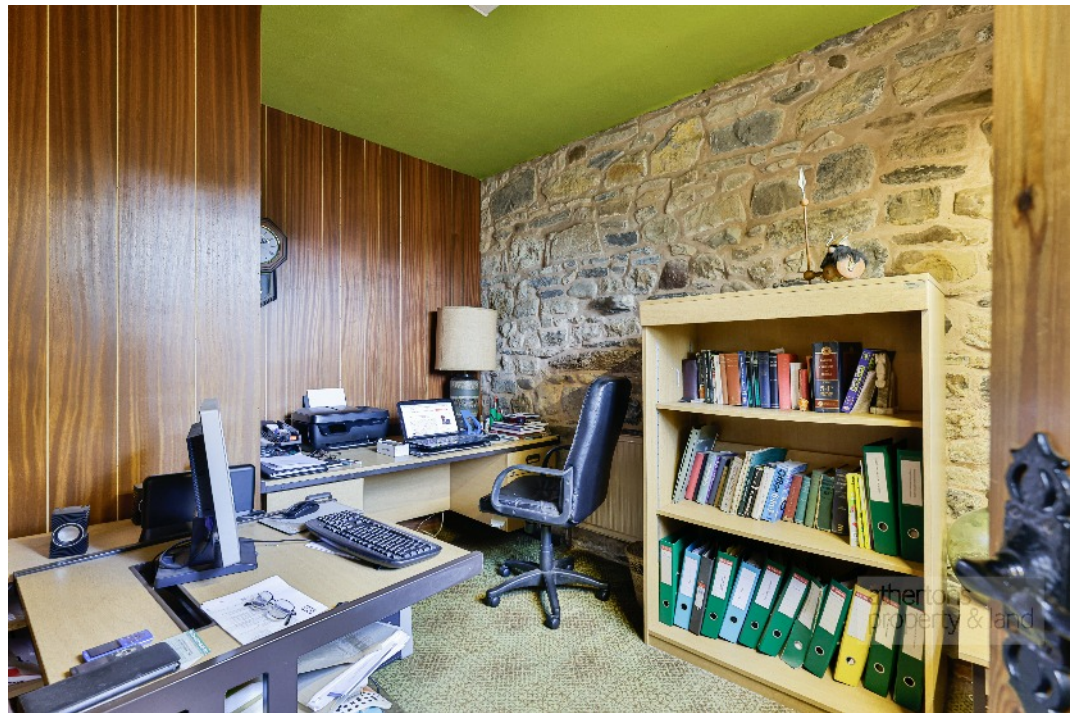
Strictly by appointment only.

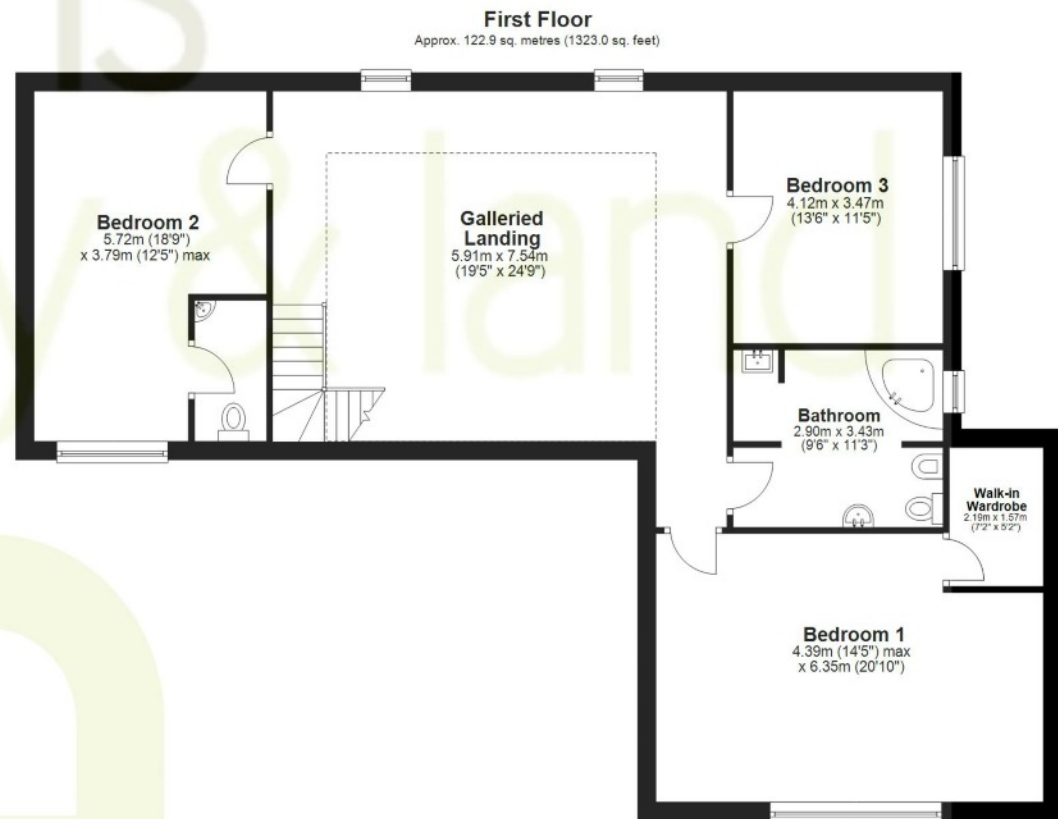
Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 1.30pm

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Main area: Approx. 236.8 sq. metres (2549.0 sq. feet)
Plus garages, approx. 33.7 sq. metres (362.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





