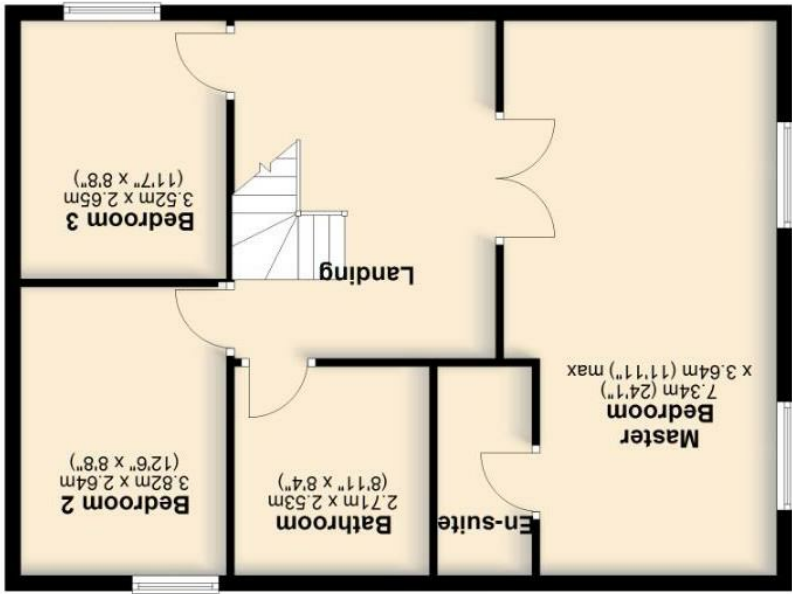


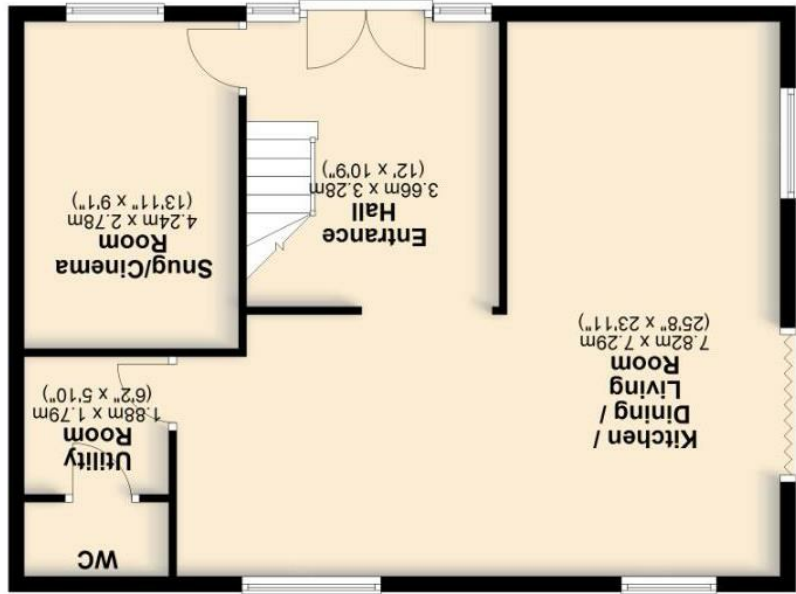


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Total area: approx. 141.9 sq. metres (1526.9 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using Planip.



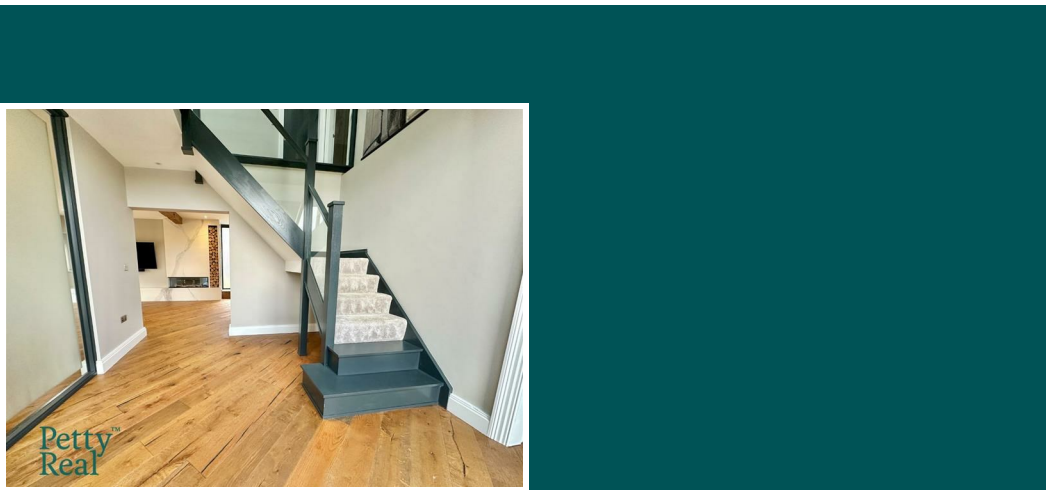
First Floor
Approx. 71.3 sq. metres (767.7 sq. feet)



Ground Floor
Approx. 70.5 sq. metres (759.1 sq. feet)

Because life is
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Price £415,000



**Nun Clough Barn
Birchenlee Lane**

**Colne
BB8 8HL**

3 2 1 C

Council Tax Band: E



An exceptional and beautifully crafted converted barn finished to the highest of standards, showcasing a seamless blend of contemporary design and rustic charm. Converted in 2019 with meticulous attention to detail, this stunning home offers luxurious living accommodation and breathtaking countryside views.

Description

An exceptional and beautifully crafted converted barn finished to the highest of standards, showcasing a seamless blend of contemporary design and rustic charm. Converted in 2019 with meticulous attention to detail, this stunning home offers luxurious living accommodation and breathtaking countryside views.

An absolutely outstanding converted barn, immaculately presented and finished to an exceptional standard throughout. Converted with precision, care, and a true eye for design, this remarkable home perfectly combines contemporary luxury with rural character. Every element has been thoughtfully curated, creating a property that is both stylish and practical — a genuine credit to the current owner.

The attention to detail is immediately evident upon entering, with beautiful engineered oak flooring running throughout and modern underfloor heating providing year-round comfort. The heart of the home is the spectacular open-plan living kitchen, designed for both everyday living and entertaining. The bespoke kitchen features sleek quartz work surfaces, a large central island incorporating a breakfast bar, integrated appliances, and an elegant apron-style sink. Bi-folding doors open seamlessly onto a spacious Indian stone sun terrace, flooding the space with natural light and offering a perfect connection between indoor and outdoor living.

The ground floor also includes a dedicated cinema room providing an immersive entertainment experience, a practical utility room, and a modern cloakroom/WC, all finished to the same impeccable standard.

On the first floor, a generous landing with glass balustrade and exposed roof trusses adds a sense of space and architectural drama. There are three beautifully proportioned bedrooms, each thoughtfully designed. The principal bedroom is truly stunning — featuring bespoke fitted wardrobes, a stylish feature fireplace that adds warmth and character, and a luxurious en-suite shower room. The remaining bedrooms are spacious and versatile, ideal for guests, family, or home office use. The four-piece family bathroom is beautifully appointed with a free-standing bath, separate shower, and high-quality fixtures, creating a spa-like retreat.

Externally, the property enjoys an idyllic position surrounded by open countryside with far-reaching views to the front and side. A gravelled driveway provides ample private parking, leading to an extensive lawned garden area and a fabulous elevated sun terrace with glass balustrade — the perfect setting for al fresco dining or relaxation. Beneath the terrace is a large, secure storage area offering excellent additional space. The property also benefits from solar panels with battery storage, providing energy efficiency and reducing running costs.

This outstanding home offers a rare opportunity to acquire a property that perfectly balances sustainability, luxury, and craftsmanship in an idyllic rural setting.

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