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Total Area: 208.8 m<sup>2</sup> ... 2248 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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£750,000



Moss Bar Farm

Cowling  
BD22 0NA

5 3 3 D

Council Tax Band: E



An exceptional opportunity to acquire a substantial five-bedroom farmhouse with two adjoining traditional barns, both with full planning permission for conversion into two separate three-bedroom dwellings. Set within approximately one acre including a paddock, this impressive rural property perfectly combines lifestyle appeal with outstanding development potential.

## Description

A rare and exciting opportunity has arisen to acquire a substantial five-bedroom farmhouse, accompanied by two adjoining traditional farm buildings, each benefiting from full planning permission for conversion into two individual three-bedroom dwellings (Decision Number ZA25/26857/FUL). Set within approximately one acre, including a useful paddock, this impressive holding offers generous outdoor space together with outstanding long-term development potential.

Owned by the current vendors since 2006, the farmhouse has been sympathetically extended and significantly enhanced to create a striking family home that effortlessly blends period charm with modern-day efficiency. Thoughtful improvements, including the installation of solar panels and high-quality fixtures throughout, ensure the property is both practical and economical to run. The overall aesthetic reflects a distinctive yet timeless style, carefully balancing original character with contemporary comforts. Offered for sale as a whole, the property presents clear opportunities for multi-generational living, investment, holiday accommodation potential, or future resale of the approved conversions.

The spacious internal accommodation begins with a welcoming entrance hallway, incorporating one of two staircases leading to the first floor. The formal sitting room is an elegant reception space, enjoying stripped and polished floorboards and pleasant views across the front garden. A second lounge provides a more intimate and cosy setting, centred around a stone fireplace with multi-fuel stove and complemented by exposed timber flooring, creating warmth and atmosphere ideal for family evenings.

At the heart of the home lies a beautifully crafted bespoke dining kitchen, thoughtfully designed with a comprehensive range of integrated appliances and a range-style cooker. Feature French doors with matching glazed side panels open onto the garden, flooding the room with natural light and enhancing the connection between indoor and outdoor living. The kitchen flows seamlessly into a generous family sitting area, again featuring a stone fireplace with multi-fuel stove. Underfloor heating throughout this open-plan space ensures year-round comfort. Further ground floor facilities include a substantial utility room with tiled flooring, a convenient cloakroom, and a practical rear porch providing everyday functionality.

To the first floor, an impressive galleried landing creates a striking focal point, illuminated by Velux roof windows and additional rear-facing windows that invite in excellent natural light. Exposed beams and roof trusses enhance the sense of scale and celebrate the building's heritage. The principal bedroom suite is particularly impressive, showcasing exposed timberwork and benefiting from a luxurious en-suite shower room. A second double bedroom also enjoys its own stylish en-suite facilities, while three further well-proportioned double bedrooms are served by a beautifully appointed family bathroom of high specification.

Externally, the property is approached via a private lane leading to extensive off-road parking and a large rear yard area. The gardens are attractively maintained and wrap around the farmhouse, providing mature planting, open lawned areas and a peaceful rural setting. The adjoining paddock offers additional versatility for hobby farming, equestrian use or recreational purposes. Positioned to the side and rear, the two traditional farm buildings represent a significant asset, with planning permission already secured to create two separate three-bedroom homes, offering immediate and tangible development value.

Enjoying a desirable rural position with excellent transport links, the property benefits from convenient access to both Lancashire and Yorkshire, making it ideally situated for those seeking countryside living while remaining well connected to surrounding towns, amenities and commuter routes. This exceptional farmhouse and development opportunity combines lifestyle appeal, income potential and long-term investment security in one outstanding package.

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