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Total area: approx. 198.8 sq. metres (2139.3 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using Planip.



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Price £550,000



**Winewall House
39 Lane Top**

**Winewall
BBS 8BU**



Council Tax Band: E



Winewall House is a charming "Grade II" Listed residence, accompanied by a "Grade II" Star Listed barn, together forming a property of notable historic and architectural interest. Set within a picturesque and sought-after rural setting.

Description

Winewall House is a charming Grade II listed residence, accompanied by a "Grade II" Listed barn, together forming a property of notable historic and architectural interest. Set within a picturesque and sought-after rural setting, this unique offering presents a rare opportunity to acquire a heritage home rich in character and history.

Occupying an enviable elevated position with far-reaching views towards Pendle Hill, Winewall House is a Grade II listed four-bedroom semi-detached residence set within a generous plot of approximately 0.50 acres. Surrounded by open countryside, the property enjoys a peaceful setting while remaining within comfortable reach of nearby villages and amenities.

Offered to the market with no onward chain, this attractive period home provides spacious and characterful accommodation arranged over two floors. The property retains many traditional features that reflect its heritage, while offering a layout well suited to modern family living.

The ground floor comprises a welcoming living room which provides an excellent space for relaxation and entertaining. A dining kitchen offers ample room for family meals and gatherings, forming the heart of the home. In addition, there is a useful ground floor WC and an integral garage providing further practicality and storage.

To the first floor, a landing leads to four well-proportioned double bedrooms, each enjoying pleasant aspects over the surrounding gardens and countryside beyond. A family bathroom, shower room and separate WC serves the first floor accommodation and completes the internal layout.

Externally, the property is set within mature grounds of approximately half an acre, providing a wonderful outdoor environment. The gardens are mainly laid to lawn with established planting, creating a private and tranquil setting that complements the rural surroundings. A private driveway provides off-road parking and access to the integral garage.

The elevated position of the property allows it to take full advantage of the impressive landscape, with sweeping views stretching towards the iconic Pendle Hill and across the surrounding countryside. This backdrop provides a constantly changing outlook throughout the seasons and contributes greatly to the property's appeal.

To the rear of the house stands a substantial stone-built barn which is individually listed as Grade II*. Steeped in history and architectural significance, the structure is known historically as the Grain Kiln and Stable and is believed to date back to around 1700.

Historic England describes the building as "an extremely well-preserved example of a rear building type." The barn retains a wealth of original features that illustrate its agricultural past, including king-post roof trusses, a traditional stone-slat kiln grill, slit ventilation openings, and an owl-hole. A broad cart entrance provides access to the interior and reflects the building's historic use within the working farmstead.

Historically the building was used for drying oats and corn, and it remains an impressive example of traditional rural architecture. The survival of so many original structural elements makes it a particularly interesting historic building within the wider setting of the property.

Located directly across from the barn is a separate cart shed, believed to date from between 1895 and 1931. Constructed in keeping with the surrounding buildings, this structure further enhances the character and heritage of the site and contributes to the overall historic setting.

Winewall House therefore represents a rare opportunity to acquire a distinctive period home set within generous grounds, accompanied by an important historic barn and outbuildings, all positioned within a beautiful semi-rural landscape overlooking Pendle Hill.

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