DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Hazelgrove Lodge Barn, Warley Wise Lane, Laneshawbridge, BB8 7ES

Set within an idyllic elevated position on the Lancashire and Yorkshire border, Hazelgrove Lodge Barn is an exceptional five bedroom detached barn conversion enjoying breathtaking panoramic views across rolling countryside. Beautifully combining contemporary design with rural character, this substantial home offers over three floors of versatile accommodation, featuring stunning open plan living spaces, luxury bedroom suites, private balconies and beautifully appointed interiors throughout. Occupying a truly enviable setting with direct access to the surrounding countryside, Hazelgrove Lodge Barn presents a rare opportunity to acquire a distinctive lifestyle property in one of the region's most sought-after rural locations. NO ONWARD CHAIN

32 Sheep Street, Skipton, BD23 1HX
Tel: 01756 701010
Email: skipton@dacres.co.uk
dacres.co.uk







2 5 4

Hazelgrove Lodge Barn, Warley Wise Lane, Laneshawbridge, BB8 7ES

Manchester 38 miles, Skipton 10 miles, Leeds 28 miles (all distances

Guide Price: £875,000

- Exceptional detached barn conversion
- Five double bedrooms and four bathrooms
- Spectacular panoramic countryside views
- Attractive gardens and private parking
- Accommodation across three floors
- High-quality contemporary finishes throughout
- Sought-after rural location on the Lancashire/Yorkshire border
- Ideal family home, investment property or multi-generational residence
- No onward chain







General remarks

Occupying an enviable elevated position on the Lancashire and Yorkshire border, Hazelgrove Lodge Barn is a remarkable five bedroom detached barn conversion enjoying spectacular far reaching views across open countryside. Combining striking contemporary design with exceptional living space, this impressive home offers a rare opportunity to acquire a unique rural residence in one of the region's most picturesque settings.

Thoughtfully designed to maximise both natural light and the stunning landscape beyond, the property extends to substantial accommodation arranged over three floors. Large picture windows, vaulted ceilings, internal galleried spaces and private balconies create a wonderful sense of openness whilst maintaining a warm and welcoming atmosphere throughout.

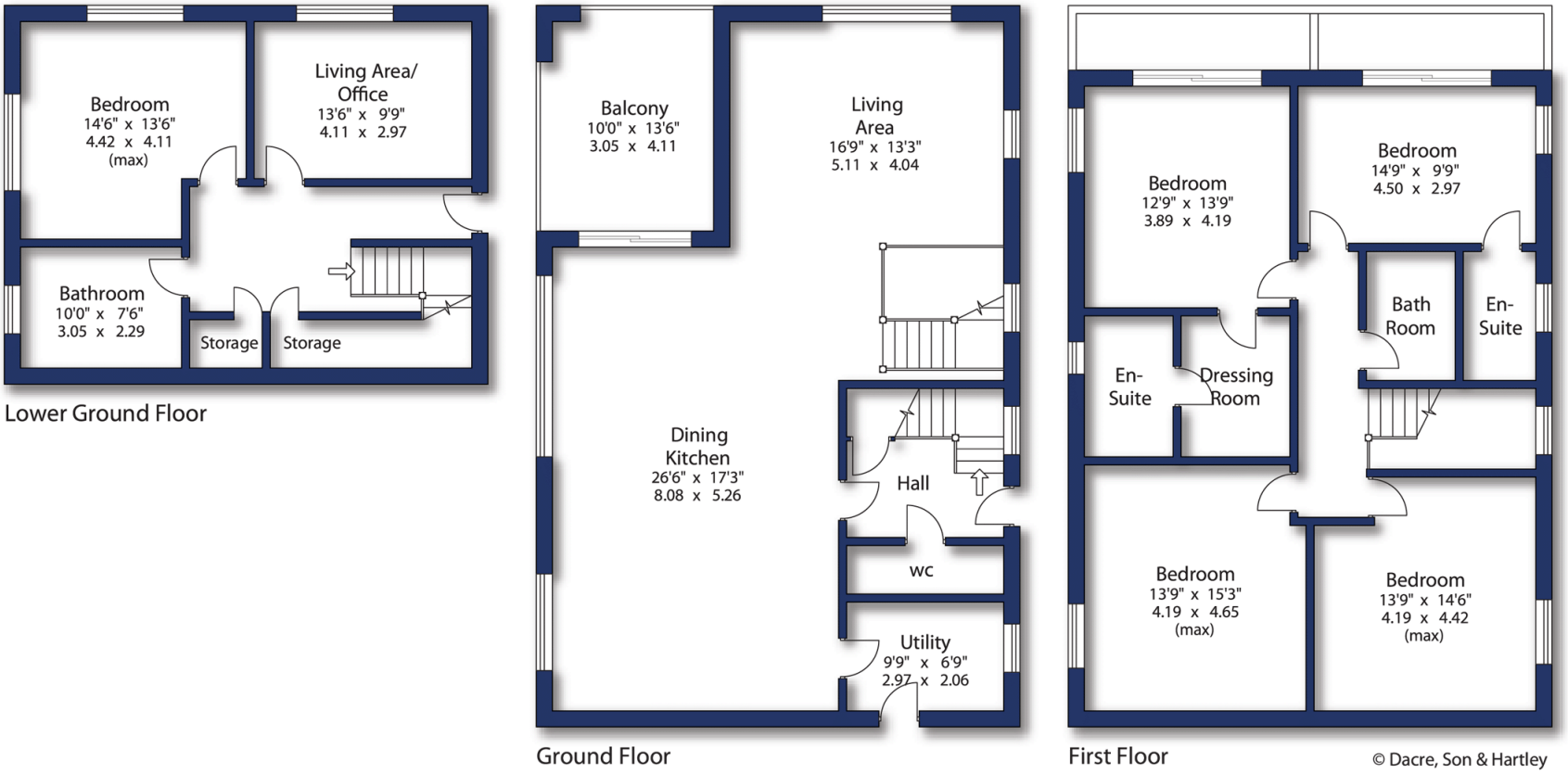
At the heart of the home is an outstanding open plan living, dining and kitchen area, providing an ideal space for both everyday family life and entertaining on a grand scale. The beautifully appointed kitchen is complemented by generous dining and seating areas centred around a feature wood burning stove, all framed by uninterrupted countryside views.

The accommodation comprises five well proportioned bedrooms, including a superb principal suite featuring a dressing area, luxury en suite wet room and private balcony overlooking the surrounding landscape. A second guest suite also benefits from its own en suite facilities and balcony, while the remaining bedrooms are served by a stylish family bathroom and additional wet rooms.

A versatile lower ground floor provides further living accommodation, including a secondary lounge, guest bedroom and wet room, offering excellent potential for multi generational living, guest accommodation or independent annex style use.

Externally, the property is surrounded by attractive gardens and seating areas designed to take full advantage of the breathtaking rural setting. Private parking is provided, whilst direct access to the Pennine Bridleway and surrounding countryside offers exceptional opportunities for walking, cycling and outdoor pursuits.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.











Contact us

01756 701010

skipton@dacres.co.uk

Directions

Proceed through Carleton village along Skipton Old Road in the direction of Colne for approximately four miles. After the county boundary sign turn immediately left at the 'Black Lane Ends Tavern' and continue along Warley Wise Lane. After approximately 0.5km turn right along The Pennine Bridleway, then take the first left hand turning which will lead you straight ahead to Hazelgrove Lodge Barn. What3Words hillsides.skirt.fast

Local Authority & Council Tax Band

- Pendle Borough Council,
- Council Tax Band is currently NA

Tenure, Services & Parking

- Freehold
- Domestic heating is via an air source heat pump with underfloor heating throughout, drainage via a shared treatment plant, water is via a shared borehole and mains electric
- Private parking is available on site
- Please note that this property is of a timber framed construction
- Rights of access are given for the Bridleway to pass and re-pass down to the turning on to the track, access is also granted to pass and down the track and also over the private driveway to the gateway of the property, please note that all residents share the maintenance cost for the above section of the bridleway and the 3 properties here share the maintenance cost of the track / top of the drive

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SKI260189/BCH/030926/1