



Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E

- Superb semi detached home
- Area of Outstanding Natural Beauty
- Three Bedrooms
- Large lounge with French doors
- Garage, well stocked gardens
- Boarding on Open Fields
- Viewing absolutely essential
- En-suite & house bathroom
- Substantial dining kitchen
- Heart of Pendle Witch Country

**Key Features:**

Having recently been constructed this property is an ideal purchase for those wanting to enjoy Village Life and have Pendle property hosts a superb environment to enjoy that Alfresco style of living and has a truly idyllic garden with a feature lawn. In our opinion it requires an internal inspection for its size, quality and location to be fully appreciated. Do not miss out



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**For Sale**

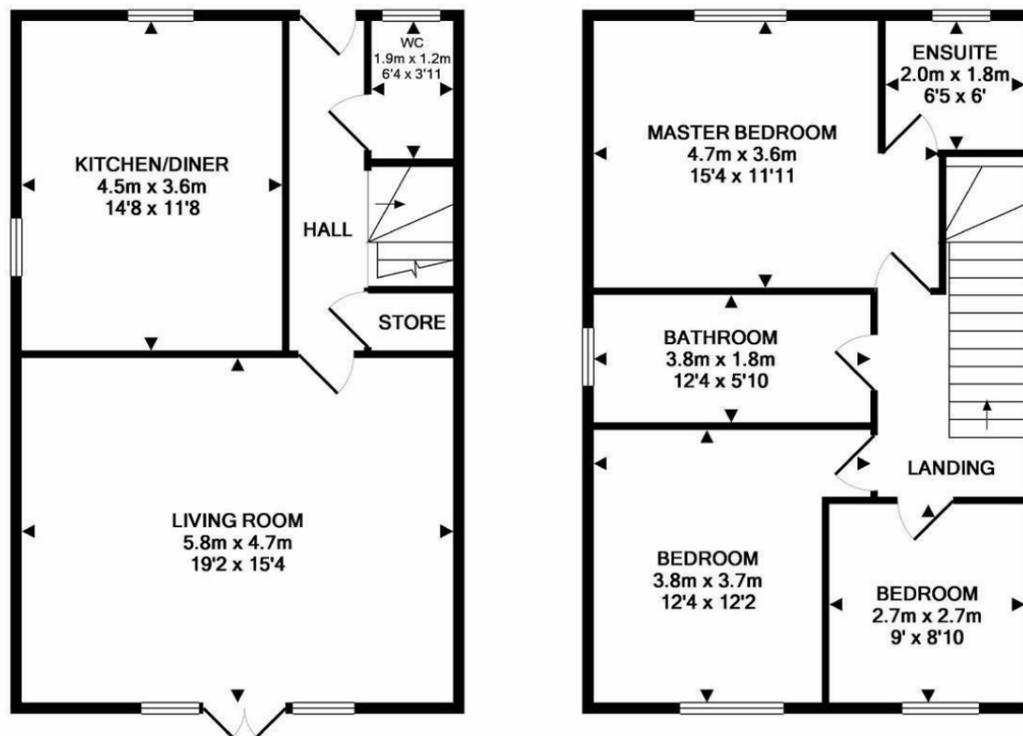


Meadow View Barley Green  
Barley BB12 9JU

**£345,000**



# 3 BEDROOM House - Semi-Detached



GROUND FLOOR  
APPROX. FLOOR  
AREA 53.3 SQ.M.  
(574 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 53.3 SQ.M.  
(574 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.6 SQ.M. (1147 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Main Description:

Set under Pendle Hill in the heart of Pendle Witch Country, this is a modern three bedroom semi-detached home in the popular area of Barley Green adjacent to the Village Hall. Having recently been constructed this property is an ideal purchase for those wanting to enjoy Village Life and have Pendle Witch country on the doorstep.

Barley is located in one of the most talked-about Pendle Villages. With easy access to Pendle Witch country yet within 15 minutes drive to the M65 motorway, which connects to the international motorway network making a major conurbation to the northwest easily accessible. The property is located in an area of outstanding natural beauty and an area steeped in local history of the Pendle Witches and in our opinion offers the Best of Both Worlds being a modern low-maintenance and economical to run home in a beautiful Pendleside Village.

The accommodation is arranged over two floors. As you enter the property there is an entrance hall with a cloakroom, substantial dining kitchen with an extensive range of fitted base and wall units with inbuilt with Neff appliances and a substantial Lounge with superb French doors onto the rear garden with patio adjacent to the house. Beyond this there is a superb Garden area bordering on open fields, ideal for those enjoying that alfresco style of living or just simply a quiet glass of wine at the end of the day.

At first floor level there is a spacious landing and master bedroom having an en-suite shower room to the front. To the rear are two further bedrooms, one with fitted wardrobes and a house bathroom with four piece suite comprising of a panelled bath,pedestal wash basin,low-level WC and a separate shower cubicle.

Externally to the front of property is a well stocked garden area with centre lawn adjacent to which is a driveway providing off-road parking for two vehicles leading to a detached garage. The property benefits from solar power, has mains electricity, water and drainage.



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