Claves.



Clough Head Barn Cottages

Edgworth, BL7 0JN

£499,950

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Welcome to Clough Head Barn Cottages. No1 is a beautifully restored four-bedroom semi-detached stone property set within the rolling Lancashire countryside, enjoying far-reaching scenic views. Originally dating back to the 1800s, the property has been thoughtfully transformed into a refined family home that balances heritage character with modern comfort.

The rooms are of generous proportions throughout, including an entrance hall complete with utility and downstairs WC, kitchen, lounge, dining room, four double bedrooms with an en-suite to the master, and modern family bathroom. There is also a large loft which offers excellent scope for conversion if desired. Externally is a gated multi-car drive with accompanying large detached tandem garage.

Extensively upgraded in recent years, including new windows and doors, new internal oak joinery, flooring, updated pointing, and a new central heating system, the home offers turnkey quality within a setting of spectacular natural beauty.







Lifestyle & Character

If you're looking for a rural home away from the hustle and bustle of modern life, this one might be for you! It is a home defined by country living, both inside and out.

Exposed stone walls, original timber beams and stone flagged floors celebrate the building's agricultural heritage, while carefully considered renovations ensure it presents stylishly and functions effortlessly for modern family life.

The heart of the home opens out to panoramic countryside views, creating a constant connection to the landscape beyond.

Every detail has been approached with care, from the preservation of period features to the installation of contemporary finishes, resulting in a property that feels both authentic and elevated in quality.

Living Space

A grand yet welcoming entrance hallway sets the tone, combining contemporary LVT flooring with retained original stone flags and generous natural light.

The kitchen is well-appointed and practical, fitted with wood-effect wall and base units, worktops and integrated appliances including an induction hob, electric oven, dishwasher and fridge freezer. Original ceiling beams maintain character, while ample windows create a bright, functional family space. The recently installed Worcester Bosch boiler enhances efficiency and reliability.

Flowing seamlessly from the kitchen is the open-plan living and dining area. Glazed bi-fold doors allow the space to be divided or opened up entirely, offering flexibility for modern living. The dining area enjoys direct access outside, while the principal lounge benefits from bi-fold doors framing the uninterrupted rural views. A multifuel wood-burning stove with integrated media space provides a striking focal point, complemented by exposed beams and integrated storage.

A practical utility and downstairs WC completes the ground floor, offering plumbing for laundry appliances and additional storage — highly practical for busy family life.

Bedrooms & Bathrooms

The first floor accommodates four generous double bedrooms, all presented in excellent condition, well-proportioned and filled with natural light.

The principal suite is a calm and characterful retreat, featuring oak LVT flooring, statement panelling, cast iron radiators and built-in contemporary wardrobes. The en-suite shower room includes a corner shower, WC and basin. The remaining three bedrooms are versatile doubles, suited equally to family, guests or home working.

The main bathroom is finished to a high standard, designed as a spa-like space with a freestanding bath, double walk-in shower, vanity unit with backlit mirror, wall-mounted towel rail and fully tiled walls and flooring.

Outside Space

The landscaped garden has been designed for visual impact and ease of maintenance. Indian stone terraces, timber sleeper detailing, artificial and natural lawn areas, and glass balustrades combine to create a stylish yet practical outdoor environment.

The patio provides an exceptional entertaining space, enhanced by automated external lighting for evening ambience. Outside power and water access add further convenience.

There is off-road parking for approximately five vehicles dependent on size, along with an electric vehicle charging point. A detached garage outbuilding with power offers excellent versatility, which is ideal as a home office, studio, gym, or potential annex (subject to the necessary consents).

The uninterrupted countryside views complete the setting, providing a rare sense of openness and connection to the outdoors.

Location

Located in an elevated position between the villages of Edgworth and Hoddlesden, overlooking the beautiful valley below, 1 Clough Head Barn Cottages is best suited to a family who simply love the countryside. A range of pubs and eateries plus independent shops and amenities can be found in the nearby villages, and a selection schools are in Bolton and Darwen.

The motorway network is easily accessible within a short drive. Plus, the Toby Inn Restaurant and Bar is just a hop skip and a jump down Broadhead Road, and there are country walks in abundance in every direction.

Key Details

Tax band: E
Tenure: Freehold
Heating: Oil powered central heating system, installed new in 2024
Boiler: Worcester Bosch, new in 2024
Loft: Part boarded
Water: Natural source with back-up tanks
Drainage: Septic tank

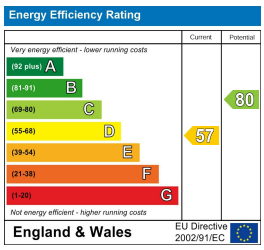
Area Map

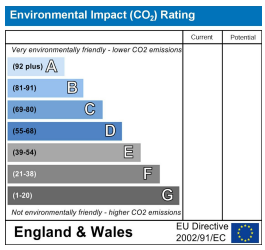


Floor Plans



Energy Efficiency Graph





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