

John Pallister
Chartered Surveyors

Sellars Barn

Hapton

BB11 5QT

Offers in the Region of £825,000

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Sellars Barn, Hapton
BB11 5QT

An exciting opportunity to acquire a newly converted Class Q barn, offering contemporary rural living, in an attractive countryside setting on the outskirts of Hapton. Sellars Barn combines the character of its agricultural origins with a brand-new conversion, whilst remaining conveniently positioned for Burnley, the wider Pendle area and excellent access to the M65 corridor.

Comprising :-

- Sellars Barn – A stunning, newly completed barn conversion offering four bedrooms, high-quality fixtures and fittings, and generous, well-proportioned family living accommodation.
- Polytunnels – Three substantial polytunnels situated within the grounds, providing useful covered space with potential for a variety of horticultural, storage and amenity uses.
- Caravan – A static caravan positioned close to the main dwelling, providing useful additional ancillary accommodation. Purchasers should satisfy themselves with the appropriate planning consents.
- Land – Approximately 7.4 acres (2.99 hectares) of predominantly grassland, together with areas of woodland, creating an attractive rural setting.
- Ideal for those with agricultural or equestrian interests, or anyone seeking the goodlife.

For Sale by Private Treaty

Offers in the Region of £825,000

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Sellars Barn is an impressive, newly converted, rural property occupying an attractive countryside position on the outskirts of Hapton. Set within approximately 7.4 acres of grassland and woodland, the property enjoys an appealing, semi-rural setting with open views across the surrounding Lancashire countryside.

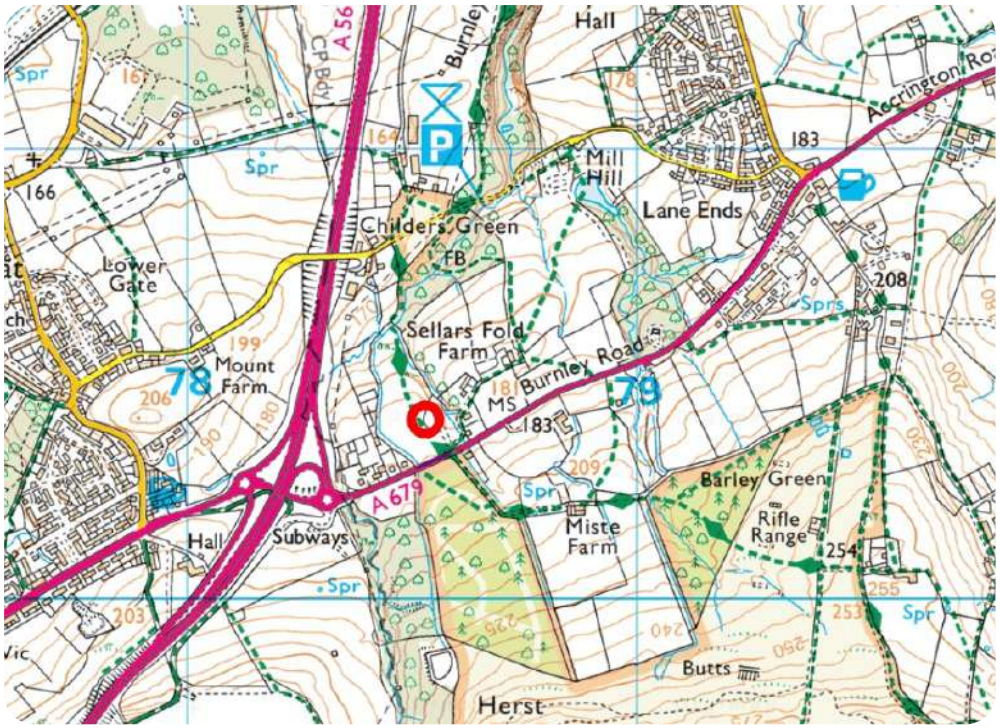
Recently completed as a high-quality Class Q conversion, Sellars Barn combines the character and proportions of a former agricultural building, with the comfort and practicality of a contemporary family home. The conversion provides generous accommodation, including four bedrooms and spacious living areas, with a modern finish throughout whilst retaining a strong connection to its rural surroundings.

Despite its countryside setting, the property remains conveniently positioned for everyday amenities and transport connections. Hapton, Padiham and Burnley are all within easy reach, whilst nearby access to the M65 provides straightforward connections across East Lancashire and towards the wider North West.

Externally, the property is complemented by its substantial grounds, including three large polytunnels providing useful covered space, together with grassland and areas of woodland. The land and additional facilities offer considerable flexibility for purchasers with equestrian, smallholding, horticultural or general lifestyle interests.

Sellars Barn represents an exciting opportunity to acquire a newly completed country home offering modern accommodation, generous grounds and excellent accessibility, all within an attractive rural setting.





Sellars Barn briefly comprises: -

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Entrance/ Boot Room: 15'8" x 16'2" (4.77m x 4.93m) with open oak staircase and tiled throughout.



Utility: 6'6" x 13'0" (1.98m x 3.96m) with Heat Pump, wall and base units, sink and external door to a rear patio and gardens.



Lounge: 16'10" x 13'10" (5.12m x 4.21m) accessible from the utility and the boot room, with tiled floor and front aspect.



Shower Room: 11'6" x 5'2" (3.50m x 1.58m) with white WC, Sink and a walk in shower cubicle



Snug/Study: 9'10" x 11'3" (3.00m x 3.43m) situated downstairs with a side aspect.



Kitchen/Diner: 14'5" x 28'2" (4.39m x 8.59m) with bi-fold patio doors to the front garden, large kitchen island, modern units and integrated appliances.



Stairs to First Floor Landing

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Bedroom: 15'8" x 12'3" (4.79m x 3.73mm) with beamed ceiling and front aspect.



Master Bedroom: 14'5" x 28'2" max (4.39m x 8.59m) with double glass doors and beamed ceiling with countryside views.



Bathroom: 11'0" x 13'8" (3.36m x 4.17m) with white 4 piece suite comprising; walk in shower, sink, freestanding bath and WC.





Bedroom: 11'4" x 13'10 " (3.46m x 4.22m) with beamed ceiling and front aspect.



En Suite: 5'10" x 11'0" (1.78m x 3.36m) off the master bedroom with white double sink unit, WC and walk in shower.



Bedroom: 15'8" x 8'10" (4.79m x 2.69m) with beamed ceiling and boxed in heating controls.



Exterior

Sellars Barn benefits from wrap-around gardens surrounding the main dwelling, incorporating three substantial polytunnels and additional living accommodation. The property provides ample off-road parking, together with a covered decking area positioned to take full advantage of the far-reaching panoramic views. The property extends in total to approximately 7.2 acres (2.91 hectares), comprising predominantly of gently undulating Grade 4 grassland, with some areas of amenity woodland.









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General Remarks

Services:

Sellers Barn benefits from mains water and electric with a private septic tank recently installed. An air source heat pump heats the property. Sellars Barn benefits from solar panels on the roof with battery storage in the utility. The caravan located on site is not connected to any services.

Please Note: John Pallister Ltd have not tested any of the above mentioned services and purchasers should satisfy themselves as to their presence and working order.

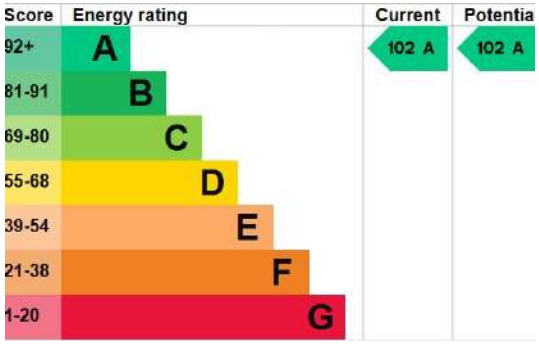
Local Authority:

Burnley Borough Council

Council Tax:

Unknown at this time.

EPC: A-102



Use of AI

John Pallister Ltd may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Access and Wayleaves:

The property benefits from its own driveway from Burnley Road. A second access track leads across the holding to neighboring properties, as marked blue on the attached plan. There is an overhead electricity supply.

Measurements:

The measurements provided are given in order to provide a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement survey.

Title and Tenure:

The property is offered for sale Freehold and with vacant possession upon completion.

Method of Sale:

For sale by Private Treaty with all offers to be submitted in writing either via email to info@pallisters.co.uk or in paper format by post of delivery to our offices.

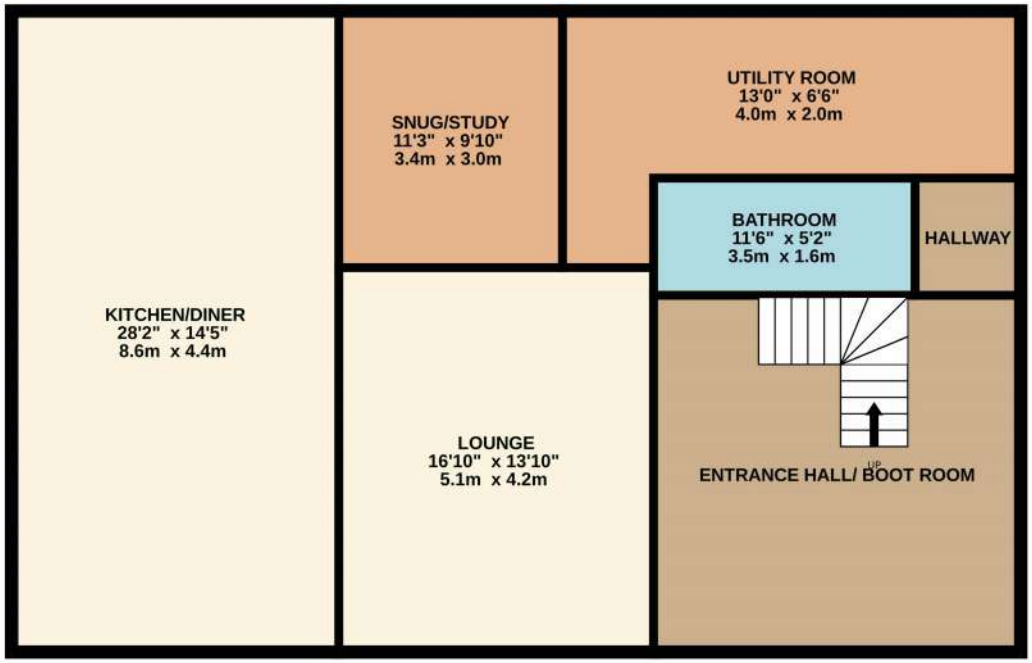
Viewings:

All viewings will be **STRICTLY** during the viewing dates provided and entirely at your own risk. Please contact the agents to book onto one of the listed viewing dates. You will be required to sign a disclaimer for insurance purposes prior to entering the site.

Dates of viewings TBC. Will be issued here on the published details.

John Pallister Ltd for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister Ltd nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Not to Scale
For Identification Purposes ONLY

Sellars Barn Boundary Plan

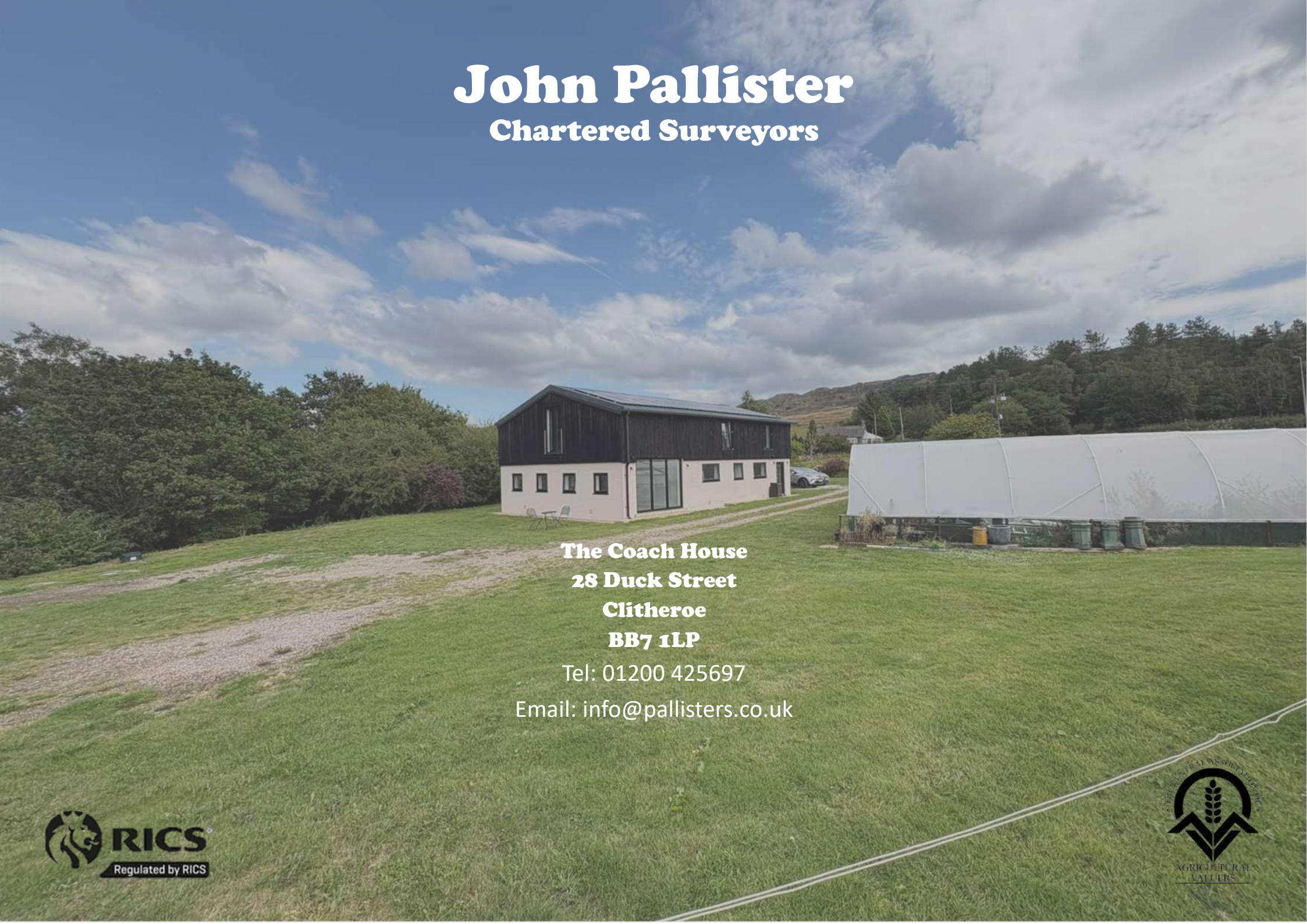
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