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DAVID HILL



Smithy Barn Smithy Lane Foulridge BB8 7LZ

An exciting opportunity to acquire a modern building with permission for conversion to create an impressive three bedroom contemporary residence together with stables and about 1.2 acres.

Convenient rural position on the edge of Colne with a stunning westerly aspect and unrivalled views of Pendle Hill, within easy reach of the M65 and access to the larger local business centres.

Additional 12.88 acres of land available separately.

Guide Price £325,000

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• Colne (M65) 2 miles • Skipton 12.5 miles • Burnley 8 miles • Blackburn 18 miles • Manchester 35 miles

Location

Smithy Barn enjoys a rural position on the northern edge of the resurgent town of Colne being accessed via a private drive from Red Lane. Colne provides a comprehensive range of services including supermarkets, independent shops, bars and eateries. There are various pre-schools, primary and secondary schools including Colne Grammar with Cedar Lodge also being in the catchment for the Skipton and Clitheroe schools. There are excellent transport links by both rail and road with the M65 providing connections to the wider motorway network.

Description

This well constructed modern agricultural building with planning permission for conversion to form a three bedroom dwelling stands within a generous yard area, having direct access from Smithy Lane.

Significantly the building already benefits from having its own separately metered mains electricity connection and a private bore hole located with the grounds of the property providing a reliable water supply.

Adjacent to the building is a very well set up stable yard comprising a timber stable block with three boxes and a further timber building incorporating a single stable box and feed store, with the two buildings opening onto a concrete surfaced yard.

The stable yard opens into land which extends in total to about 1.20 acres comprising two useful turn out paddocks and a larger pasture.

Planning

Prior Approval for the conversion of the agricultural building to form a three bedroom dwelling was granted by Pendle Borough Council on the 15th April 2025 under application reference: 25/0117/AGD.

The approved scheme was prepared by the planning and development team at David Hill LLP and provides a stylish open plan layout all on one level briefly comprising:

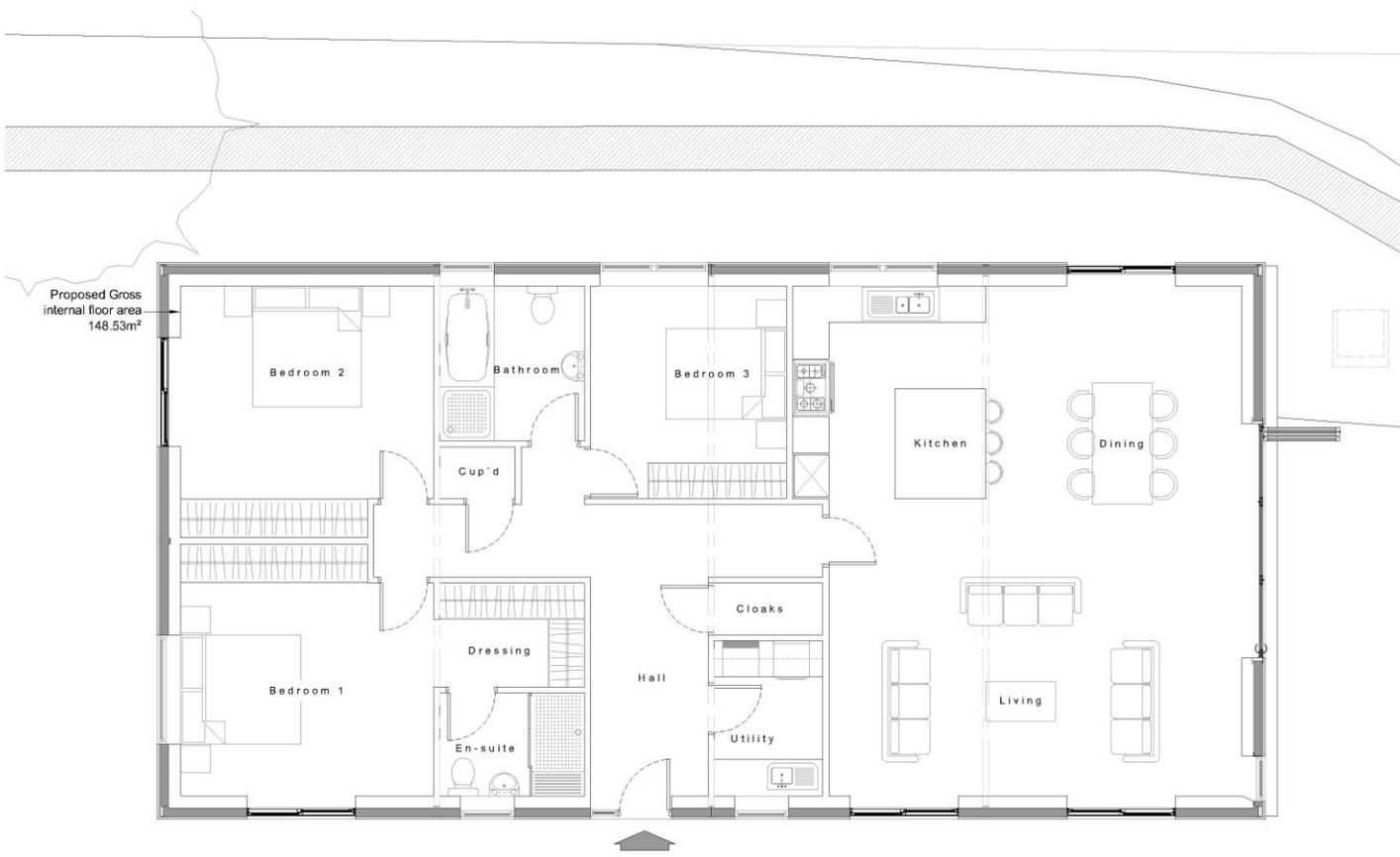
Entrance hall with separate cloakroom and utility room. Open plan kitchen/dining/living area with bi folds to the gable end. Inner hall gives way to three generous double bedrooms with bedroom 1 having an en suite shower room and dressing area. There is a separate house bathroom.

Approximate total gross internal floor area 148m² (1601 sq ft).

Additional Land

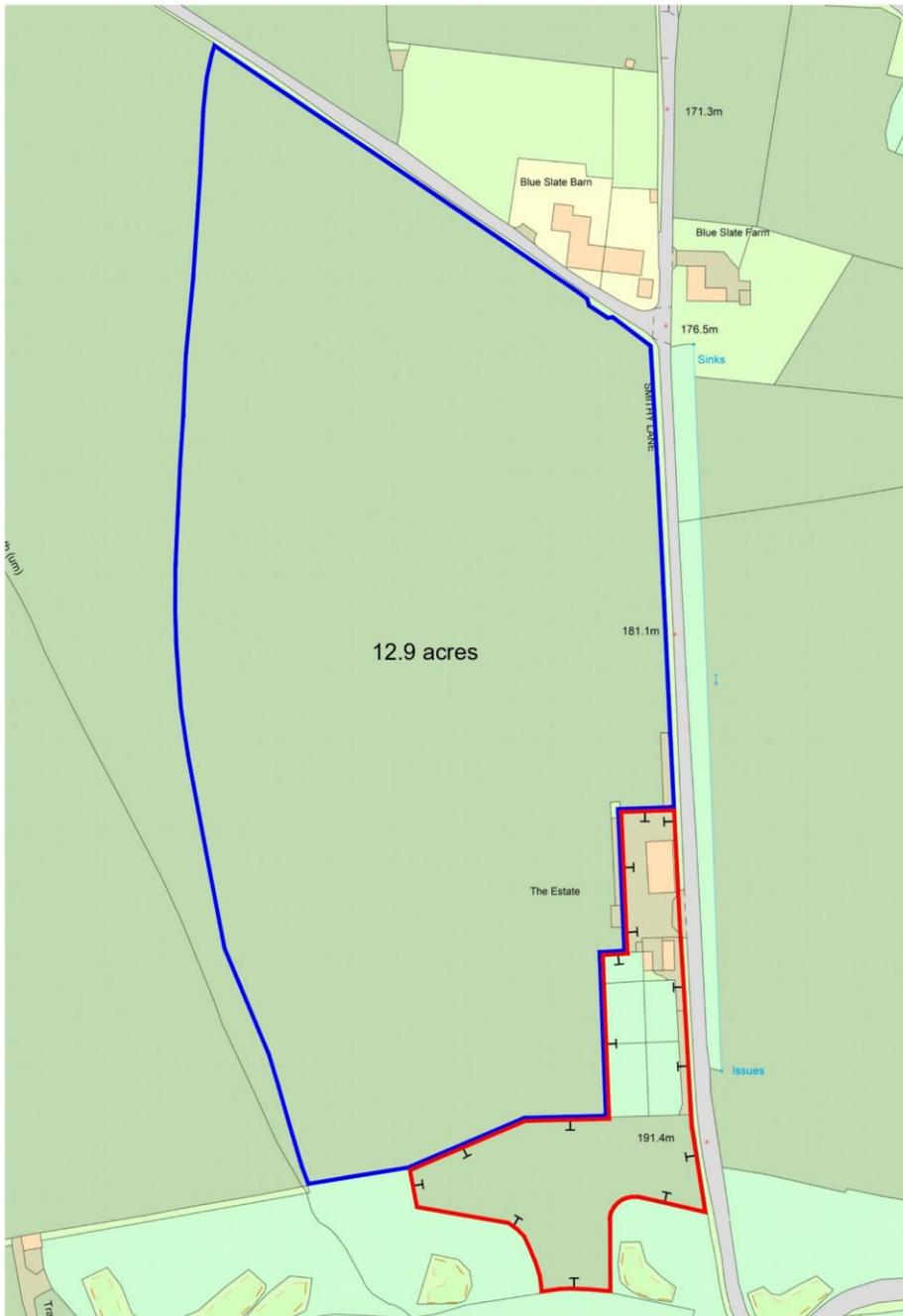
Extending to the west of Smithy Barn is very productive level meadow with frontage and direct access to Smithy Lane. This valuable meadow which is approximately 5.213 hectares (12.88 acres) in area is shown edged blue on the plan and is available for sale by separate negotiation.





Floor Plan





Services

The property is connected to mains electricity and a private bore hole water supply.

Tenure

Freehold. Vacant possession on completion.

Viewings

By appointment with the selling agents

Directions

From Skipton head west on the A59 taking the first exit at the Broughton roundabout onto the A56 signed to Colne. Continue through Thornton in Craven, Earby, Sough, Kelbrook and Foulridge turning right onto Longroyd Road after leaving Foulridge. At the roundabout take the third exit onto Red Lane and continue straight across the next roundabout for about 1 km before turning right onto Smithy Lane where the property can be found on the left after about 170 metres. A 'David Hill' for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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