



Glenwynn
Brogden Lane | Barnoldswick | Lancashire | BB18 5XE

FINE & COUNTRY

GLENWYNN

Situated in a quiet yet convenient rural location on the outskirts of Barnoldswick, Glenwyn is a superb family home. The house has been in the same family for over 100 years and is now in need of upgrading and modernisation.

This property has huge potential, there are three double bedrooms, one single bedroom and a large house bathroom, three reception rooms, kitchen, pantry and utility rooms. Externally there is room to extend (subject to planning consent) and there are also substantial garages and outbuildings suitable for conversion (again subject to planning consent). The property sits centrally within a superb plot extending to approximately 4 acres and from its elevated position has superb long distance views towards the Yorkshire three peaks.

Located approximately 1 mile from Barnoldswick centre Glenwyn is approached by a sweeping private driveway through magnificent gardens and grounds and is hardly visible from Brogden Lane. Constructed by a well-known mill owning family the property has "superb character" And now requires upgrading and modernisation which will result in a stunning family home.



KEY FEATURES

Briefly comprising glazed entrance porch leading to central hallway which is generous in proportions with many original features still intact. The hallway provides access to all ground floor rooms and the first floor by an ornate return staircase. There are two spacious reception rooms to the front of the property which have bay windows to take in the beautiful views and overlook the well-tended garden. To the rear of the property there is a dining kitchen with views to the fields behind and a separate breakfast room, there is also a walk-in pantry and a rear entrance hall with utility room and WC.





SELLER INSIGHT

“Built by my great grandfather, this wonderful house has been our family home since 1911,” says the vendor of Glenwynn, “and has never been sold before. Constructed in rugged stone, it is a stunning example of the vernacular architecture of the north of England at that time, full of original features including exquisite stained glass windows which contribute to the character of the house, whilst being spacious, light and airy.”

“Perfect for everyday family life and entertaining alike, the living accommodation makes the most of its superb rural surroundings,” continues the vendor, “particularly in the lounge, dining room, master bedroom and guest bedroom ,where the views across the Yorkshire Dales towards Ingleborough stretch for almost 40 miles on a clear day. The kitchen and morning room is very spacious, providing the ideal family living area, while the lounge and formal dining room off the large entrance hallway allow for large parties, with guests spilling out into the infinity lawn. On special occasions, we have had marquees on the lawn, with 60-70 people in the house and gardens.”

The location of the property has much to recommend it, too. “The house is set in the heart of a 4 acre plot surrounded by greenery,” says the vendor, “so is very private and peaceful. The local countryside extends right from the doorstep, with endless walking and cycling trails across the peaks and dales of Yorkshire and the Forest of Bowland. The expanse of sky in the area is truly special, lending amazing light and views, particularly at sunset. However, despite the spectacular rural nature of the location, amenities are never far away, the nearby market town of Barnoldswick, is only 3 minutes away, having recently been named one of the best high streets in the country. Skipton, the “Gateway to the Dales” is 10 minutes away and the motorway networks mean Manchester and Leeds/Bradford are approximately an hour away.

“This has been a wonderful family home for more than a century, and with its spectacular situation and unique charm it is sure to provide just as many happy memories to the next owners.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











To the first floor there are three double bedrooms, one single bedroom two again with large windows to take in the views. There is a large house bathroom accessed from a spacious landing. The views from the first floor of the property are superb.















Externally the gardens and grounds are well kept and have been beautifully maintained by the same gardener for approximately 20 years. The land that surrounds the property is agricultural and extends to approximately 4 acres and there is a small Dutch barn in the fields.

To the rear of the property there is a substantial double garage building with attached garden store and greenhouse. This building has huge potential for conversion to an annexe / office and garage subject to planning consent.







Glenwynn

Approximate Gross Internal Area : 233.21 sq m / 2510.25 sq ft

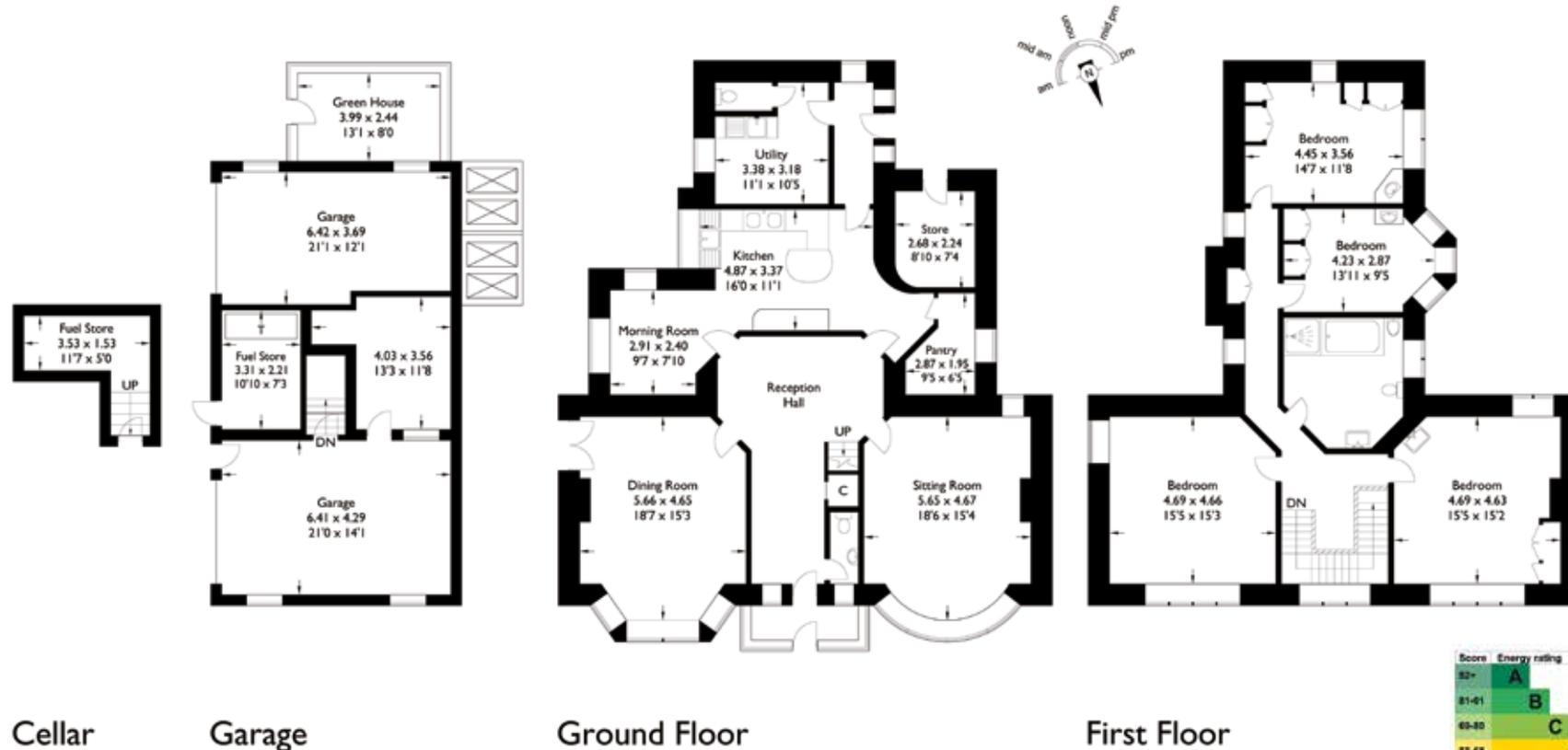
Garage/Green House : 86.18 sq m / 927.63 sq ft

Cellar : 7.38 sq m / 79.43 sq ft

Total : 326.77 sq m / 3517.32 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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