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C L E N D B A R N

S L A I D B U R N





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# WELCOME HOME

Looking to retreat to tranquillity? Then look no further than the immaculately finished four-bedroom family home of Clend Barn, situated in the Forest of Bowland, an area of outstanding natural beauty.

This renovated and extended 18th Century barn was converted a mere two years ago and offers the most incredible countryside escape only 20 minutes from the amenities in the beautiful towns of Settle and Ingleton and has been lovingly and carefully made into a contemporary family home.



The exposed brickwork of the original barn stands proudly in the surrounding landscape whilst the glazing reflects the fields and woodlands creating a natural flow between house, garden and rolling countryside.





# I N V I T I N G

Clend Barn is a haven not just for you but for the fantastic wildlife that come and go with the seasons; be visited by the resident owl, wake up to the songs of the Curlews and come home to be greeted by the neighbouring cows.

Calming and tranquil from the off, take the private country lane, flanked by fields and woodland down to the home and park in the driveway, where there is plenty of space for five cars. Spot the area that has planning in place for a detached double garage.



Enter the home through the front door and into the most useful porch where guests can hang up coats and doff their boots before refreshing themselves in the separate downstairs WC.

An adjacent room, lovingly known as the control room, houses all the essentials that are needed to run the underfloor heating found throughout the downstairs, individual room temperatures, BARN wifi and other modern conveniences.





“We love nature and being outdoors, so the home fits us so well. With walks on our doorstep, views of the rolling countryside and owls nesting nearby, it’s simply idyllic.”

Step into the homely and family friendly kitchen where a central island permits children to complete homework, guests to perch and cooks to prepare sumptuous feasts. Navy cabinetry enables china, pots and pans and food to be stored away next to in-built appliances comprising fridge, freezer, dishwasher with space for a large focal Rangemaster with double oven and six-ring induction hob.

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WINE &  
DINE





Deep navy cabinets continue into the utility room providing even more storage options in addition to a second space to put boots and coats. A door here allows for easy access to the side of the home where clothes can be dried on the line in privacy away from the main throughfare of the house.

Flagstone flooring continues from these two rooms into the most incredible sunroom split into a cosy snug to one side and a large dining table to the other.



The sun beams in through a wall of glazed sliding doors, that not only allow for incredible uninterrupted views of the countryside and its seasonal changes but also connects the living space to the paved terrace. A room truly for all seasons.

Entertaining will be effortless as guests can freely move from space to space, and hosts will easily be able to fill up glasses and tables with endless refreshments and libations.

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FEAST  
YOUR  
EYES



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# S O C I A L S P A C E S

Doorways from both kitchen and sunroom lead into an open-plan formal dining area and lounge again a lovely spot for parties. This large expanse is naturally divided to form two separate sections, yet the flooring and neutral décor form a cohesivity between the two and a central double height opening takes your eye up to the traditional beams and the stunning glazed Juliette balcony landing of the first floor.

The warmth of the hardwood flooring is highlighted by the rays of sunlight that enter the space from every angle. Spot the wall sconces formed from old pig troughs found in the barn.

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## AND SO TO BED

Take the steps down towards the glazed wall to discover two multifunctional rooms currently used as an office and a games room. These separate spaces work really well with the open-plan layout creating spaces that can be closed off when untidy and forgotten about.

Make your way back through the living room and ascend the plush neutral carpets of the staircase to the bedrooms.

Retreat to the master suite found to the right off the landing. This principal bedroom has everything you need with a separate area with built-in wardrobes and the most luxurious bathroom adorned in the natural browns and wooden tones of the barn and landscape. Fill the freestanding tub and soak your aching limbs after a hard day.

The bathroom also boasts a large shower, vanity unit, heated towel rail and WC and an additional dressing room - a real haven to escape to.







# SWEET DREAMS

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This floor has a further three bedrooms all an excellent size with plenty of space for furniture, a chest of drawers and a double bed. Each space feels homely, peaceful and quirky with windows and skylights utilised to allow for as much natural light as possible. Each room has a contemporary en-suite - two with baths and one with a walk-in shower again maximising the space to its full potential.

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It doesn't stop there as Clend Barn also has an abundance of storage spots with two of the bedrooms having small doors into fully boarded loft spaces complete with lighting.

What Clend Barn does efficiently is use every bit of space well, ensuring that this tranquil home works for modern living but never takes away from its more humble beginnings and of course waking up to the views and serenity is just something else!





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“WE LOVE HOW CLOSE WE ARE TO SO MANY PLACES YET  
CAN COME HOME AND FEEL A SENSE OF CALM.”

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## SLICE OF PARADISE

The home is not only enveloped in nature but also a low-maintenance garden that seems to flow as one into the fields creating the sense of space and openness. The tranquility of the gardens is clear with a lush green lawn that wraps around giving space for children and pets to roam, laundry to be hung up and games to be played.



A paved patio that traverses the home keeps feet and boots clean and a shed to the right of the home provides an ideal spot to store gardening and outdoor equipment away from the hustle and bustle of the home.



# COLOUR ABOUNDS

The sliding doors from the living room open up onto a large paved terrace extending the home and crafting a lovely entertaining area where alfresco dining and BBQs can be enjoyed.

Private and serene, the uninterrupted views from all aspects of the home and garden mean that you can really be at one with nature. Spend late nights stargazing, early mornings watching the deer stroll through the land or go for a walk yourself in Gisburn Forest - quite literally on your doorstep!

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Clend Barn really is an opportunity not to be missed. Family life will be effortless here, with easy access to good schools, activities and shops and a place to truly relax at the end of the day. Simply unpack and begin your dream English countryside life.







# ASK THE OWNERS

WHERE DO I GO WHEN I NEED...



**Family day out?**  
Exploring the waterfalls and caves in Ingleton is a fantastic day out.



**Walk?**  
You are spoilt for choice with walks, from riverside strolls and forest treks to mountain climbs - something for all abilities and moods.



**Pub?**  
Enjoy a glass of something cold in The Plough at Wigglesworth.



**Big shop?**  
There are plenty of options in Settle and Clitheroe.



**Lunch out?**  
Clitheroe has some beautiful eateries.





# OUT & ABOUT

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Clend Barn is in a fantastic central location with an abundance of villages and towns found in driving distance. The closest, Slaidburn, is 20 minutes from the home, set on the banks of the Hodder and Croasdale Brook in the beautiful Forest of Bowland. The picturesque village is home to lovely independent shops, a doctor surgery, a tearoom, a pub, school, church and pretty walks.

The village hall is a central hub for community where activities and organisations can be joined; brownies, indoor bowling, Young Farmers, craft groups, WI and more, there is something for everyone.

Sunday strolls can start in Gisburn Forest, opposite the home where you can spend hours strolling through the trampled paths. Take the car to Stocks reservoir, 2 minutes away, for the circular loop around the water - it's particularly lovely. Families are well served with plenty of good primary and secondary schools in the nearby town such as Clitheroe, Ingleton and Settle.

The vibrant market town of Settle and beautiful Ingleton can be found north of the home ensuring amenities, attractions, beautiful scenery and communities are quite literally in every direction.

The ancient town of Clitheroe in the Ribble Valley can be found 20 minutes' drive away where you will find a plethora of eateries, independent shops, a golf course, pubs, cinema, cricket and bowling club and a train station that links through to major mainlines.

Visit Clitheroe Castle where there is something for every age range; wander through the 16 acres of landscaped gardens, take a swing in the playground and behold the history in the museum. Clend Barn is also only a 45-minute drive into the Lake District National Park you will have even more options for walking, cycling and shopping. Take a trip to Kendal whilst you are there and stock up your fridge and pantry in the weekly markets.





# FINER DETAILS

## HOME

- Beautifully converted detached barn
- 4 bedrooms, 5 bathrooms and 3 reception rooms
- Lots of space generated throughout by the open-plan design
- Large social kitchen which flows into the sunroom which opens onto the terrace
- Lots of heritage woven throughout and is sympathetic to the natural location
- Polypipe underfloor heating throughout
- Freehold
- The most idyllic spot, where you can walk out of any door and be in rolling countryside or straight into Gisburn Forest

## SERVICES

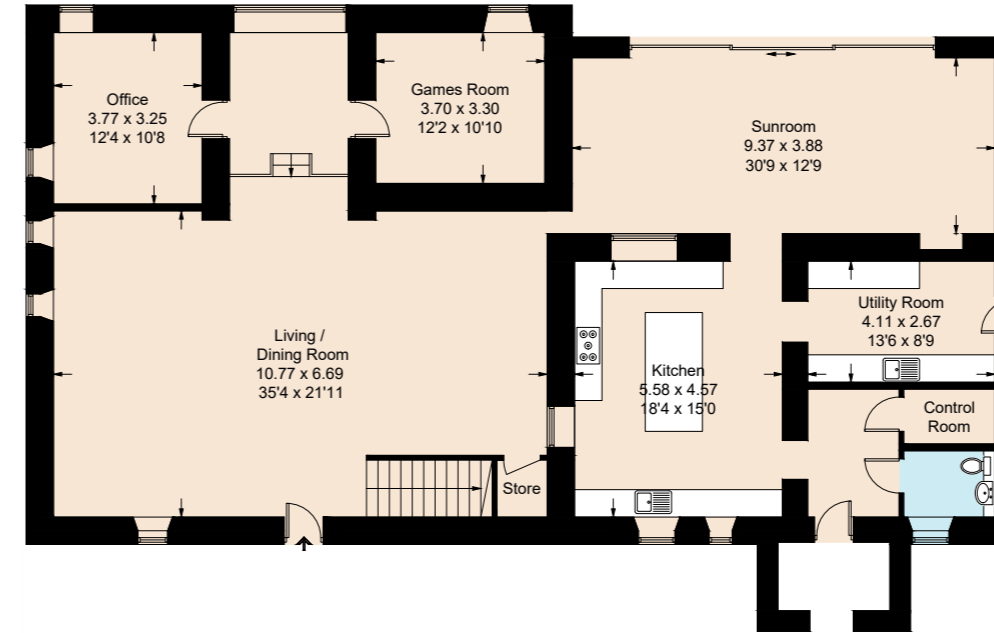
- Mains electricity and water
- Domestic sewage treatment system
- Council tax band 'G'
- B4RN high-speed internet
- 4G mobile coverage
- Global Energy air source heat pump

## GROUNDS & LOCATION

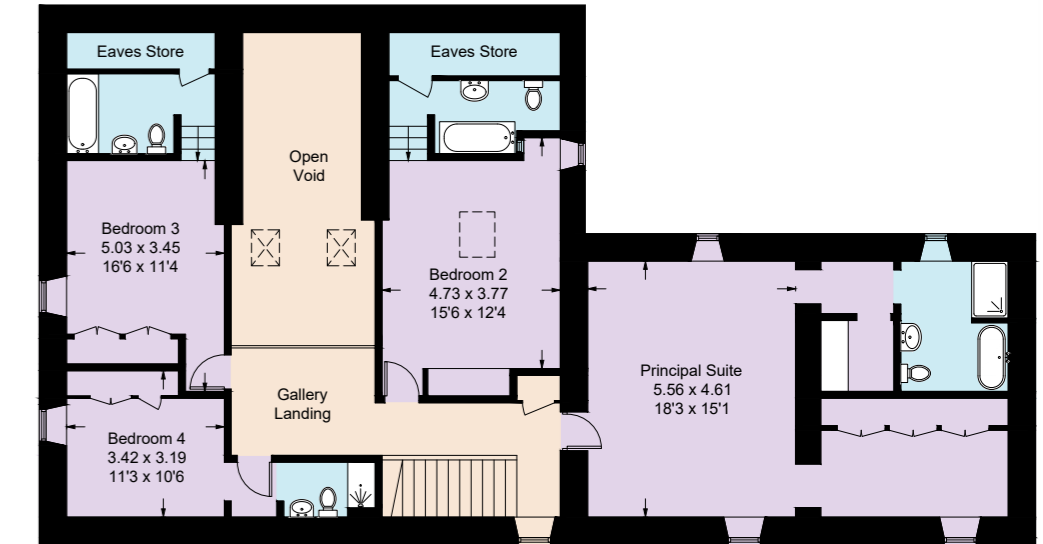
- ½ an acre of garden
- Patio area
- Private lane
- Parking for 5 cars
- Planning permission for a double garage
- Quiet, peaceful and calming living in such a stunning spot
- Plenty of wildlife to watch, from deer in the field to owls, swifts and curlews

## Clend Barn

Ground Floor

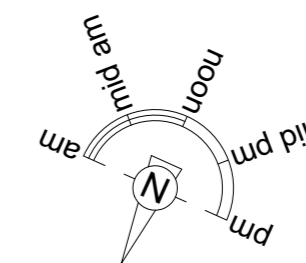


First Floor



Approximate Gross Internal Area = 361.9 sq m / 3895 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1093383)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# CLEND BARN

CLEND BARN, DALE HEAD, SLAIDBURN, CLITHEROE, BB7 4TS

DIRECTIONS: From Ingleton, follow the A65 towards Skipton for 2.5 miles. Where the road forks, take the right fork signposted 'Clapham Station'. Take the next right turn and follow the road for 1.5 miles. At the fork in the road outside Clapham Station, take the right fork and then the next right turn under the bridge; continue for 1 mile, over the crossroads and then for a further 5.3 miles. Turn left over the cattle grid and take the immediate right turn onto the track to the home.



WHAT3WORDS: [behalf.delighted.shortage](#)

TO VIEW CLEND BARN

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Mr  
&  
Mr Child

Quintessentially Different