



FOLLY CLOUGH BARN

Tunstead Lane





CHARACTER, SPACE & COUNTRYSIDE LIVING

Tucked away within a peaceful hamlet of just nine homes, Folly Clough Barn is a beautifully converted and thoughtfully upgraded four/five-bedroom detached residence, offering over 3,100 sq. ft. of flexible living space. Blending character features with modern enhancements, this unique home enjoys a semi-rural setting with open countryside quite literally on the doorstep, while remaining conveniently close to Bacup and Rawtenstall. Originally converted from an old stone-built cowshed, the property has evolved into a warm and inviting family home, defined by generous proportions, versatile spaces and a seamless connection between inside and out. Wildlife, scenic walks and far-reaching valley views create a truly special backdrop to everyday life.

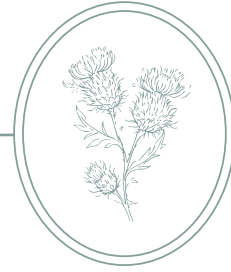




WELCOME HOME

Approached via a quiet country lane, the setting immediately establishes a sense of peace and privacy, surrounded by open countryside. As the road gently rises, the barn comes into view, positioned confidently within its plot and framed by expansive valley views. A sweeping driveway opens into a substantial forecourt, providing generous parking for multiple vehicles. This space is ideal for families and visiting guests, while also offering a strong sense of arrival that feels both impressive and welcoming. An integral double garage further enhances practicality, offering secure parking, excellent storage or potential for workshop use, with direct internal access into the home, providing everyday convenience, particularly during the colder months.



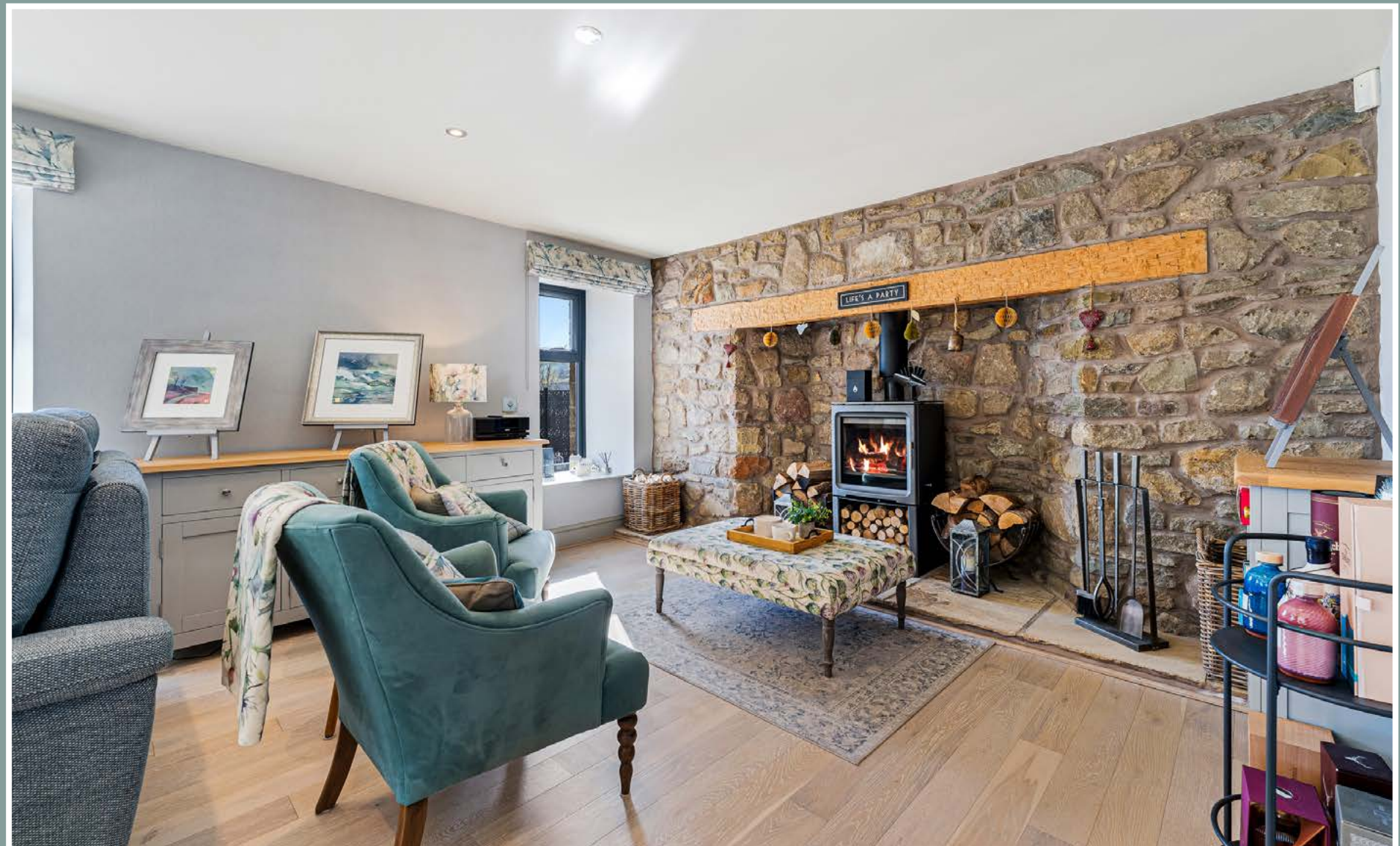


VERSATILE LIVING SPACES

Stepping inside, a vast central hallway sets the tone for the scale of the home. Finished with stylish tiled flooring and recessed lighting, it feels contemporary yet inviting. There is ample space for freestanding furniture such as a console, storage pieces or even a piano, making it both practical and visually striking. The living spaces have been carefully arranged to offer both comfort and flexibility, ideally suited to modern family life.



The main living room is one of the standout features of the home. Extending over 29 feet, it is filled with natural light and designed to embrace its surroundings, with bi-fold doors opening directly onto the patio. This creates a seamless connection between indoor and outdoor living, while framing uninterrupted views across the valley and surrounding hills. At its centre, a striking stone fireplace houses a recently installed PureVision log burner, adding both warmth and character. The result is a space that feels equally suited to relaxed evenings and year-round entertaining.





The dining room offers a more formal setting, ideal for hosting or family gatherings. Positioned separately, it provides a distinct space for entertaining while maintaining a natural flow with the rest of the home. Both the living room and dining room are finished with Kahrs Oak Arctic flooring, creating a sense of continuity and understated quality. A further reception room on the ground floor, currently used as a bedroom, adds valuable flexibility. It can easily function as a home office, snug, playroom or guest accommodation, adapting to changing needs with ease. Together, these spaces balance sociable open living with quieter, more adaptable areas, creating a home that works effortlessly for both entertaining and everyday life.





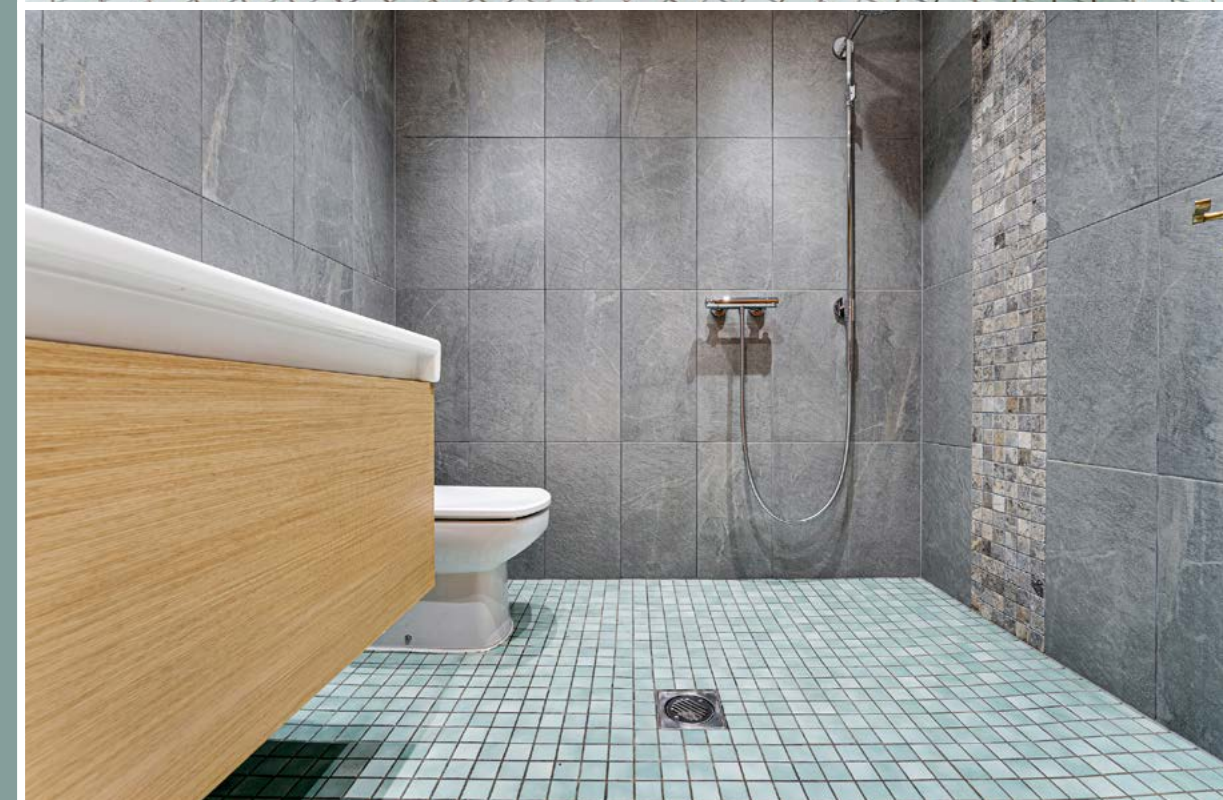
HEART OF THE HOME

At the centre of the property is a beautifully designed kitchen and dining arrangement, perfectly suited to both daily living and entertaining. The kitchen has been thoughtfully designed to combine style and practicality. Quartz worktops sit alongside shaker-style cabinetry, complemented by Italian porcelain floor tiles and matching splashbacks. Integrated appliances include NEFF double ovens with warming drawers, a gas hob and dishwasher, along with a BOSCH full-height fridge and freezer, all seamlessly incorporated. A central peninsula provides informal seating, ideal for morning coffee, casual dining or socialising while cooking. Generous work surfaces and well-planned storage ensure the space remains highly functional. Independently controlled underfloor heating adds comfort, while a layered lighting scheme allows the atmosphere to be adjusted throughout the day. Double doors connect the kitchen to the dining room, creating a natural flow while allowing each space to retain its own identity. The dining room offers a more formal setting for entertaining, celebrations or relaxed family meals.





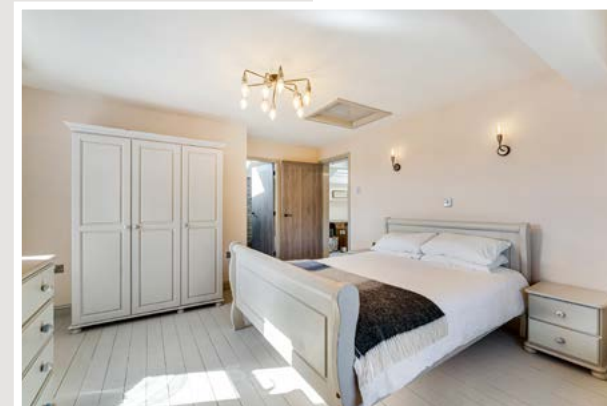
A separate utility room provides additional storage, workspace and room for laundry appliances, with its own external access for added practicality. This helps maintain a calm and uncluttered feel throughout the main living areas. Adjoining the utility is a contemporary ground floor wet room, featuring a fully tiled walk-in shower and modern sanitaryware. This is particularly useful for families, guests or those returning from outdoor pursuits. Altogether, this is a space designed not just for cooking, but for living; sociable, practical and finished to a high standard.





RETREAT UPSTAIRS

The oak staircase leads to a spacious, light-filled landing, where a large rooflight draws in natural light. The current owners have utilised this area as a home office, highlighting its versatility, while generous eaves storage provides practical, concealed space.



The principal bedroom offers a calm and inviting retreat, generous in both size and natural light. Painted pitch pine flooring and soft, neutral tones create a relaxed atmosphere, while elevated views across the surrounding landscape enhance its appeal. The room comfortably accommodates freestanding furniture, balancing elegance with everyday usability. The en suite is finished to an exceptional standard. A bespoke double vanity unit is paired with a large walk-in rainfall shower, contemporary fittings and textured tiling. A rooflight above enhances both light and space, creating a refined, spa-like environment.

A second bedroom has been reconfigured to form an impressive guest suite, generous in scale and beautifully presented. Light, airy and finished in soft neutral tones, it enjoys a pleasant outlook and a calm, welcoming feel. Its en suite features a sleek walk-in wet room-style shower, stylish tiling and a bespoke vanity unit with integrated storage. Subtle feature tiling introduces colour and texture, adding a considered, design-led finish.



Two further bedrooms are well proportioned and thoughtfully presented, offering flexibility for family living, guest accommodation or home working. One is currently arranged as a home office and benefits from useful built-in storage. Both rooms enjoy a pleasant outlook and a calm, understated aesthetic.



The family bathroom is a true highlight, designed as a spa-inspired space that balances character with contemporary refinement. A freestanding roll-top bath forms a striking focal point, complemented by a walk-in shower and high-quality fittings. Rooflights introduce natural light, enhancing the sense of space and showcasing the carefully selected materials. Throughout the upper floor, painted pitch pine flooring adds warmth and cohesion, while upgraded triple-glazed Velux windows improve energy efficiency and maximise natural light.



Extending to approximately one acre, the gardens are a defining feature of the property, offering a remarkable sense of space, privacy and connection to the surrounding landscape. Sweeping lawns, landscaped terraces and mature planting create an environment that feels both expansive and carefully considered. A series of seating areas have been positioned to follow the sun throughout the day, from quiet morning spots to elevated terraces that capture panoramic views across the valley. These far-reaching vistas provide a constantly changing backdrop and a strong sense of openness.



OUTDOOR LIVING

Significant investment has been made externally, including a fully re-laid stone patio with resin pointing, alongside high-quality composite decking, both ideal for entertaining or relaxing. At the far boundary, the Folly Clough flows gently through the grounds, introducing a beautiful natural feature. A charming footbridge crosses the water, while a small waterfall adds movement and a soft, ambient sound. This peaceful setting attracts an abundance of wildlife, including deer, owls and birds of prey, enhancing the sense of tranquillity and connection to nature.



OUT & ABOUT

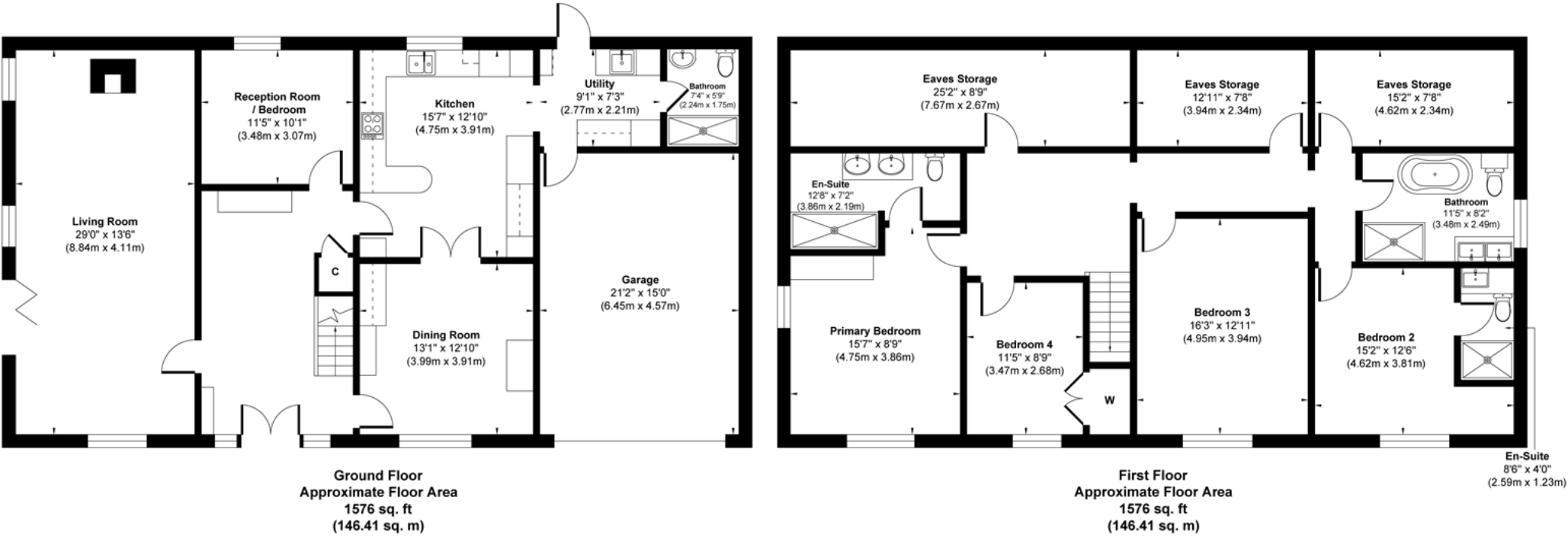
Despite its peaceful, countryside setting, the property remains well connected, offering an ideal balance between rural living and everyday convenience. Bacup and Rawtenstall provide a wide range of amenities, while scenic walking routes begin just moments from the doorstep. Located close to the borders of West Yorkshire and Greater Manchester, Bacup is the second largest town in the Rossendale Valley and is recognised by Historic England as one of the best-preserved cotton mill towns in England. Its characterful streets reflect a rich industrial heritage shaped by the River Irwell. Surrounded by open moorland and rolling countryside, yet situated approximately 20 miles from Manchester city centre, the area offers a lifestyle that combines space with accessibility. The M66, M65 and M62 are all easily accessible, while local bus routes and nearby train stations support convenient travel across the region. Bacup offers a growing independent scene, with a variety of cafés, bars and restaurants. Plans for a new market will further enhance the town centre, introducing a blend of traditional stalls alongside more contemporary uses and events. Cultural highlights include Bacup Theatre, as well as the town's museum. Outdoor pursuits are a key attraction, with scenic moorland walks, Stubbylee and Moorlands Park, golf and cricket clubs, mountain biking at Lee Quarry and the Rossendale Ski Slope all nearby. The area is well regarded for its educational provision, with a selection of excellent nurseries and primary schools nearby. Several of the closest primary schools act as feeder schools to Bacup & Rawtenstall Grammar School, which is approximately a 25 minute walk from the property, making the location particularly appealing for families.



Approx. Gross Internal Area 3152 sq. ft / 292.82 sq. meters (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer
Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are
illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.



KEY FEATURES

- Stunning barn conversion set within a peaceful hamlet of just nine homes
- Approx. 3,152 sq. ft. of versatile accommodation
- Approx. one acre of landscaped gardens with panoramic valley views
- Generous living room with log burner and bi-fold doors to garden
- High-spec kitchen with quartz worktops and integrated appliances
- Separate dining room and additional flexible reception room
- Contemporary ground floor wet room and utility room
- Four double bedrooms, including two en suites
- Private driveway with ample parking and integral double garage
- Semi-rural location with countryside walks on the doorstep and easy access to Bacup, Rawtenstall and well-regarded schools

FOLLY CLOUGH BARN,
TUNSTEAD LANE,
BOOTH ROAD,
STACKSTEADS,
BACUP,
OL13 8NE

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THE
VIDEO



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01706 369356 | hello@burtonjames.co.uk