



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Moorgate Road, Barnoldswick, BB18 5SQ

£795,000

A GORGEOUS HOME IN A RURAL SETTING

Nestled on above Moorgate Road, situated just outside of Barnoldswick, this spacious four/five-bedroom family home offers a delightful retreat surrounded by picturesque field views and rolling countryside. The property boasts generously proportioned rooms throughout, making it an ideal choice for a growing family seeking both comfort and space.

As you enter, you will be greeted by a flexible layout that allows for easy living and entertaining. The four reception rooms provide ample space for relaxation and social gatherings, while the well-appointed kitchen ensures that culinary adventures can be enjoyed by all. Additionally, the property features three bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the potential to create a self-contained one-bedroom annexe, perfect for accommodating guests or providing a private space for older children or relatives. This flexibility adds to the appeal of the property, making it suitable for various family dynamics.

The property is set within 0.5 acres of stunning gardens that beautifully surround the home, offering both privacy and charm. The current owners are in the process of landscaping the grounds, with thoughtfully designed plans available upon request for prospective buyers to view.

Moorgate Road, Barnoldswick, BB18 5SQ

£795,000

 5  3  4  D

- Outstanding End Terrace Property
 - Bursting with Character and Charm
 - Ample Off Road Parking
 - EPC Rating D
- Four/Five Bedrooms
 - Stunning Presentation Throughout
 - Tenure Freehold
- Three Bathrooms
 - Extensive Gardens with Open Aspect Views
 - Council Tax Band E

Ground Floor

Entrance Vestibule

6'6 x 6'1 (1.98m x 1.85m)

Unique bespoke sculptural hardwood front entrance door, combi boiler, stone flag flooring, door to WC and double mahogany double doors to hall.

WC

5'3 x 2'2 (1.60m x 0.66m)

Dual flush WC, vanity top wash basin with mixer tap, extractor fan, spotlights, partially tiled elevations and stone flag flooring.

Hall

22'7 x 8'9 (6.88m x 2.67m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator, smoke detector, part wood panelled elevation, stone flag flooring, doors leading to two reception rooms, kitchen, door to stairs to lower ground floor and solid bespoke walnut staircase to first floor.

Reception Room One

17'4 x 14'2 (5.28m x 4.32m)

Norwegian aluminium clad hardwood double glazed window with fitted shutters, central heating radiator, exposed beam, exposed stone elevation, cast iron log burner set within Inglenook feature fireplace and engineered oak flooring.

Reception Room Two

17'4 x 11'10 (5.28m x 3.61m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator, exposed stone elevation and stone flag flooring.

Kitchen/Family Room

27'4 x 14'4 (8.33m x 4.37m)

Norwegian aluminium clad hardwood double glazed window with fitted shutters, cast iron log burner set within stone surround, range of wall and base units with American Walnut solid wood work surfaces, central island with breakfast bar, Rangemaster cooker with five ring induction hob and extractor hood, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, additional fridge, part engineered oak flooring with underfloor heating and part stone flag flooring with underfloor heating, access to self contained unit and open to dining room.

Utility

15'11 x 9'7 (4.85m x 2.92m)

Two walk on rooflights, panel wall and base units with laminate work surfaces, induction hob, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for freestanding fridge freezer, spotlights, tiled flooring with underfloor heating, door to reception room three/bedroom five and Norwegian aluminium clad hardwood door to partially covered private terrace.

Reception Room Three/Bedroom Five

24'1 x 9'5 (7.34m x 2.87m)

Norwegian aluminium clad hardwood double glazed window, spotlights, tiled flooring with underfloor heating, door to shower room and Norwegian aluminium clad hardwood door to partially covered private terrace.

Shower Room

9'5 x 3'2 (2.87m x 0.97m)

Electric radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, PVC panelling, extractor fan, spotlights and wood effect laminate flooring.

Dining Room

21'7 x 10'9 (6.58m x 3.28m)

Part vaulted ceiling, two Velux windows, walk on rooflight, spotlights, tiled flooring with underfloor heating, sliding door to store room and stairs to first floor.

Store Room

14'6 x 11'4 (4.42m x 3.45m)

Water filtration system and door to front elevation.

Lower Ground Floor

Cellar

13'6 x 13'1 (4.11m x 3.99m)

Electric and coal store.

First Floor

Landing

Norwegian aluminium clad hardwood double glazed window, Velux window, central heating radiator, vaulted ceiling, reclaimed church pew, wood panelled elevation, doors leading to four bedrooms and family bathroom.

Bedroom One

14'1 x 13'0 (4.29m x 3.96m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator and door to en suite.

En Suite

8'10 x 3'9 (2.69m x 1.14m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevation, exposed beams, extractor fan and Amtico wood effect flooring.

Bedroom Two

17'7 x 14'5 (5.36m x 4.39m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator and cast iron open fire with tiled hearth.

Bedroom Three

16'8 x 11'10 (5.08m x 3.61m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator and original fireplace.

Bedroom Four

13'8 x 13'3 (4.17m x 4.04m)

Norwegian aluminium clad hardwood double glazed window, central heating radiator and door to reception room four.



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