

East Stone Edge, Barnoldswick Road, Blacko

OFFERS IN THE REGION OF £849,950







Barnoldswick Road, Blacko

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- Five-bedroom semi-detached period residence
- Stunning countryside views and mature gardens
- Multiple reception rooms and versatile living accommodation
- Detached garage and ample off-road parking
- Highly desirable rural location on the outskirts of Blacko
- Convenient access to Barrowford, Clitheroe, M65 motorway and transport links
- Three acre adjoining paddock
- Grade II listed

Nestled on the outskirts of the picturesque village of Blacko, East Stone Edge is a beautifully presented semi-detached period residence that combines character, space and countryside living. Set within mature gardens and surrounded by rolling fields, this five-bedroom home offers a rare opportunity to acquire a property in one of Lancashire's most desirable rural settings.

Approached via a private driveway, the property enjoys off-road parking, a detached garage and charming landscaped gardens with delightful seating areas, perfect for taking in the far-reaching views of the surrounding countryside. Inside, the property boasts spacious and versatile accommodation arranged over two floors, making it an ideal family home.

The ground floor offers a selection of elegant reception rooms, including a generous living room, sitting room and dining room, alongside a well-appointed kitchen and utility spaces. To the first floor are five bedrooms, two shower rooms and a house bathroom, providing ample space for family living and visiting guests.

With its blend of traditional character and modern comforts, East Stone Edge represents a rare chance to secure a prestigious home in a peaceful yet accessible location.







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GROUND FLOOR

ENTRANCE HALLWAY

GROUND FLOOR WC 2.62m x 1.33m (8'7" x 4'4")

Located just off the entrance hallway, this stylish cloakroom is finished to a high standard with fully tiled walls, fitted storage, frosted glass window and flooring in neutral tones. It comprises a modern wash hand basin set within a fitted oak vanity unit, a low-level WC, chrome heated towel rail and window providing natural light.

DINING ROOM 4.01m x 4.14m (13'1" x 13'6")

Positioned between the kitchen and living room, this charming dining room is full of character with exposed stone walls and original timber ceiling beams. The room provides an inviting space for both formal dining and everyday family meals, with direct access to the kitchen and a seamless flow through to the main living areas.

KITCHEN 3.78m x 4.67m (12'4" x 15'3")

A stunning farmhouse-style kitchen fitted with an extensive range of bespoke cabinetry, complemented by granite work surfaces and tiled splashbacks. A central island provides additional storage and incorporates a wine rack, making it an ideal focal point for entertaining. The room is enhanced by exposed timber ceiling beams, stone flooring, and a large window that fills the space with natural light. Integrated appliances include a range-style cooker, and there is ample room for further kitchen essentials.

REAR ENTRANCE

LIVING ROOM 5.57m x 5.61m (18'3" x 18'4")

A beautifully proportioned reception room bursting with charm and character. The focal point is a traditional stone fireplace with a solid timber beam mantel, housing a wood-burning stove, perfect for cosy evenings. Exposed ceiling beams, neutral décor and a large feature window overlooking the gardens and countryside beyond all combine to create a bright yet homely atmosphere. This versatile space is ideal for both relaxed family living and entertaining.

SITTING ROOM 3.60m x 5.58m (11'9" x 18'3")

A light and welcoming reception room with French doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. The room features exposed ceiling beams, a feature fireplace with stone surround, and wooden flooring, adding warmth and character. This versatile space is perfect as a second lounge, family room, or a quiet retreat.

SNUG / OFFICE ROOM 3.61m x 2.81m (11'10" x 9'2")

Located to the rear of the property, this versatile room provides an additional reception space ideal for a flexible family area. A large rear-facing window allows plenty of natural light, while the room retains a cosy, traditional feel, making it well-suited for a variety of uses such as a study or hobby room if desired.

INNER HALLWAY

GROUND FLOOR WC 2

A convenient additional cloakroom comprising a low-level WC and pedestal wash hand basin, with window allowing natural light. Neutrally decorated with a radiator, this space offers practicality for guests and everyday family use.

FIRST FLOOR / LANDING

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FIRST FLOOR / LANDING

FIRST FLOOR WC

BEDROOM ONE 5.25m x 4.42m (17'2" x 14'6")

A generously proportioned principal bedroom filled with natural light from multiple windows overlooking the gardens and surrounding countryside. The room features exposed timber ceiling beams, soft neutral décor and ample floor space for free-standing furniture alongside bespoke fitted wardrobes, dressing table and bedside cabinet / drawer units. A bright and inviting space, ideal as the main bedroom.

BEDROOM TWO 3.65m x 3.59m (11'11" x 11'9")

A comfortable double bedroom enjoying views over the surrounding countryside through character windows. The room benefits from fitted wardrobe storage and has direct access to an en-suite shower room, offering both practicality and privacy.

ENSUITE SHOWER ROOM 2.46m x 1.87m (8'0" x 6'1")

A modern en-suite shower room comprising a corner shower enclosure with glazed doors, pedestal wash hand basin with wall-mounted mirror above, and a low-level WC. Finished in a bright, contemporary style with tiled flooring, chrome fittings, and heated towel rail.







BEDROOM THREE 3.92m x 4.11m (12'10" x 13'5")

A spacious double bedroom positioned at the front of the property, with additional side window ensuring plenty of natural light throughout the day. The room enjoys views across the gardens and surrounding countryside, and offers ample space for bedroom furnishings, making it an ideal guest or family bedroom.

BEDROOM FOUR 2.88m x 3.39m (9'5" x 11'1")

Set to the rear of the property, this well-presented bedroom features fitted wardrobe storage and a rear-facing window overlooking the gardens. A bright and comfortable space, ideal as a children's room, guest room, or home office if desired.

BEDROOM FIVE 3.76m x 2.04m (12'4" x 6'8")

A bright and versatile room with windows to both the rear and side elevations, offering pleasant views and plenty of natural light. Currently utilised as a practical storage and hobby space, this room could equally serve as a single bedroom, home office, or study.

SHOWER ROOM 2.69m x 2.49m (8'9" x 8'2")

A well-appointed shower room comprising a corner shower enclosure, pedestal wash hand basin, low-level WC and bidet. Finished in a neutral style with part-tiled walls, fitted storage and a rear-facing window providing natural light and ventilation.

BATHROOM 2.62m x 2.77m (8'7" x 9'1")

A spacious and well-designed family bathroom fitted with a corner bath, separate shower enclosure, and wash hand basin with built-in storage beneath. The room is completed with a low-level WC, tiled walls, and a rear-facing window. A practical and stylish bathroom serving the household with both bath and showering options.

DETACHED GARAGE 6.09m x 5.04m (19'11" x 16'6")

A substantial detached double garage fitted with an electrically operated up-and-over door, providing secure parking and excellent storage. The garage offers power and lighting, making it suitable for a range of uses in addition to vehicle housing, such as a workshop or hobby space.

LOCATION

East Stone Edge is situated on Barnoldswick Road in the sought-after village of Blacko, a picturesque setting surrounded by open countryside and rolling hills. The area offers a perfect balance of rural charm and convenience, with nearby Barrowford and Barnoldswick providing a wide range of shops, schools, and local amenities. For commuters, excellent road links connect easily to the M65 motorway, giving direct access to Burnley, Preston, and beyond. The location is also ideal for those who enjoy the outdoors, with scenic walking routes, cycling trails, and Pendle Hill all within close reach.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/east-stone-edge>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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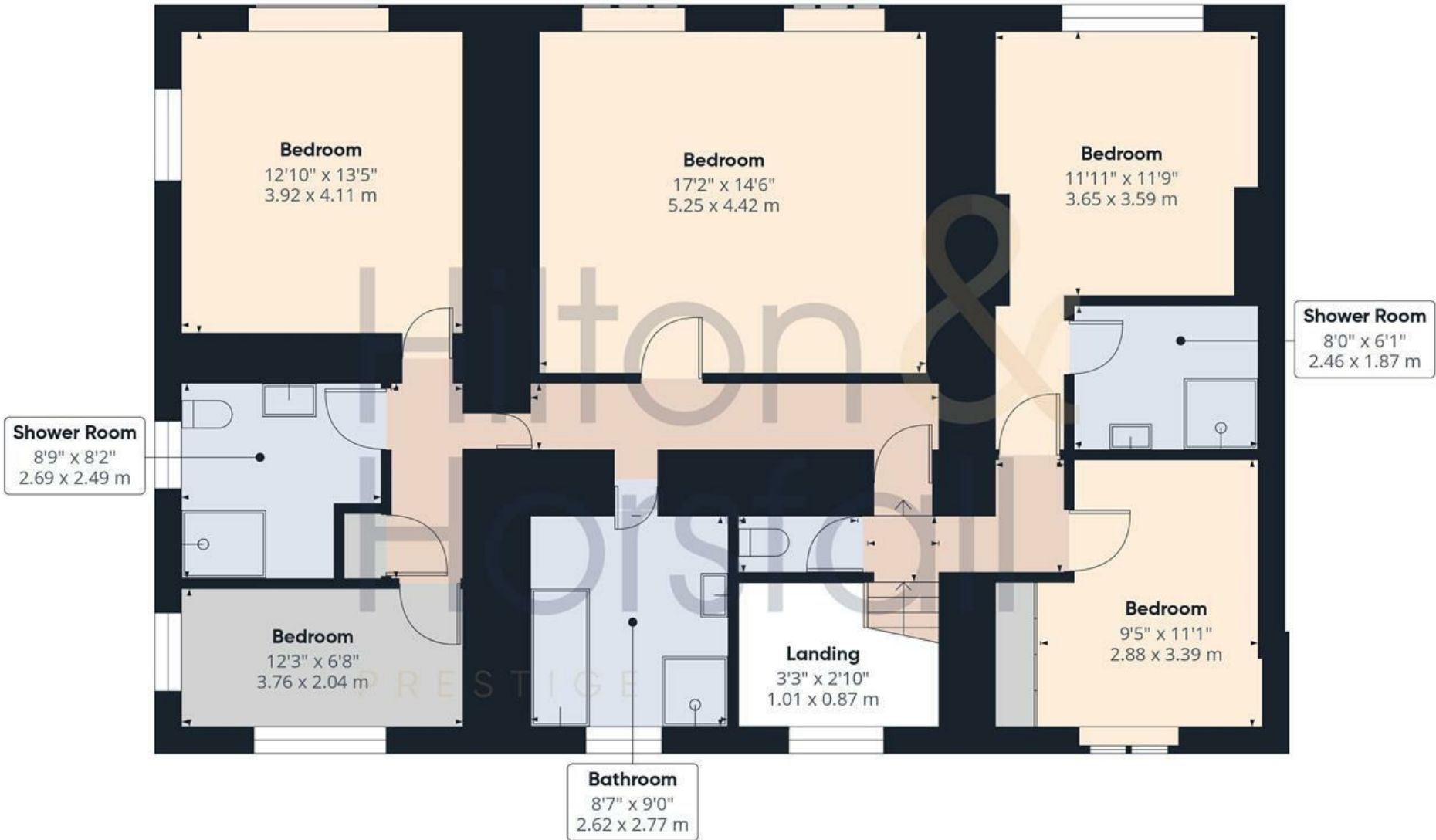
Approximate total area⁽¹⁾

1332 ft²

123.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Approximate total area⁽¹⁾

1122 ft²

104.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

RIBBLE VALLEY
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