





Hilton &  
Horsfall

BB18 5NP

## Pleasant View, Barnoldswick

### Offers In The Region Of £234,950

- Beautifully renovated and extended end terrace
- Two double bedrooms + basement room
- Open plan kitchen / Living / Dining Room
- Landscaped garden with riverside firepit
- Off-road parking space for one car
- Two Outdoor Seating Areas
- Outdoor Storage Shed

A truly stunning two-bedroom end terrace that has been fully renovated, tastefully extended, and beautifully styled throughout. Set over three floors, this hidden gem combines period charm with modern comforts — and boasts a rare outdoor space that leads down to a peaceful firepit area beside the river.

The ground floor offers a welcoming entrance hall, a stylish dining kitchen / living / dining room with modern cabinetry and access to a versatile second sitting room/snug with glazed doors leading out onto a raised deck — ideal for entertaining or relaxing. There's also a handy ground floor WC/utility.

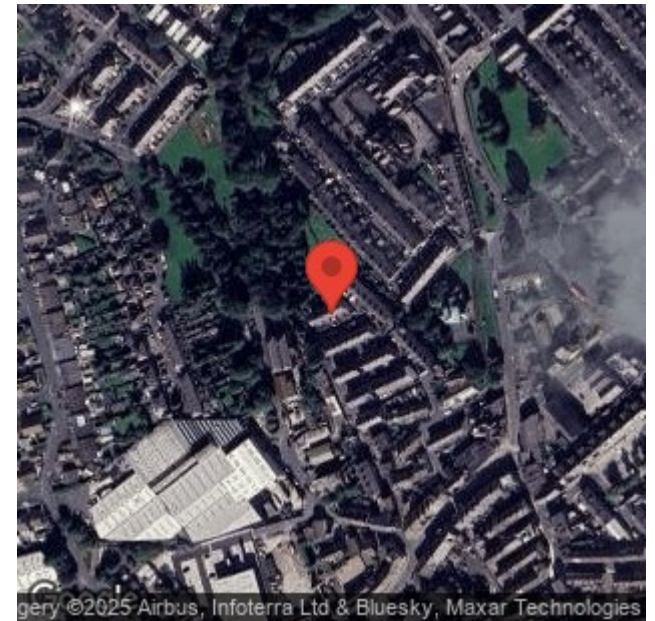
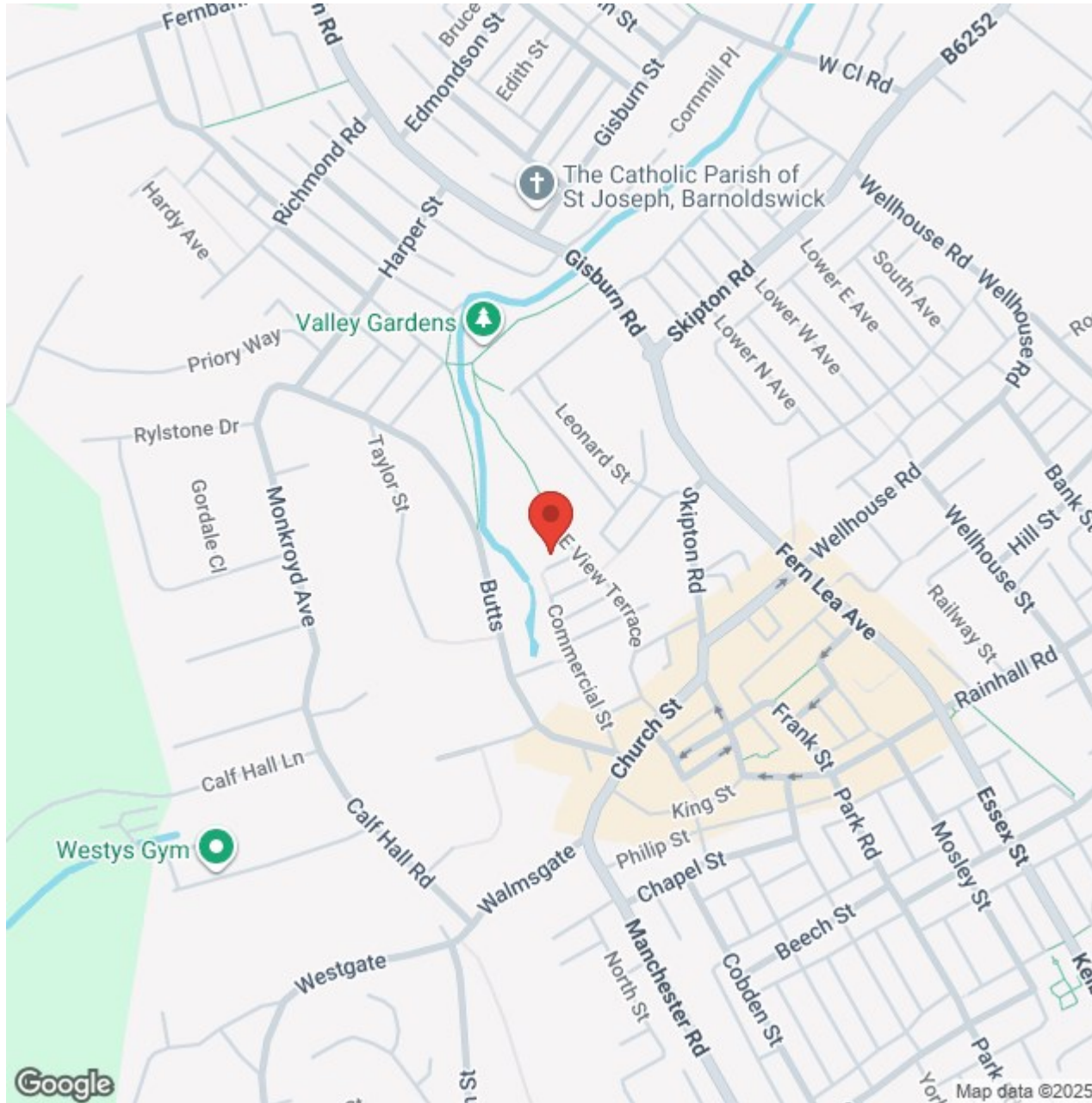
The lower ground floor features a converted basement, currently used as a home study and occasional guest room — perfect for working from home or hobbies. Upstairs, you'll find two double bedrooms, each presented to a high standard, and a sleek, contemporary shower room with a walk-in enclosure and quality fittings.

Accessed via a retractable ladder from the landing, the converted attic provides fantastic additional space with a Velux window.

Externally, this property really shines. To the side is a raised decked seating area enjoying open views, while a path leads down through a landscaped embankment to a private firepit seating area right by the riverside — a truly special and secluded outdoor escape. In addition, the property benefits from a private off-road parking space for one vehicle. In addition there are two outdoor seating areas to the front and rear.

Located on a quiet street just a short walk from Barnoldswick town centre, this property is perfect for those seeking something unique, stylish, and ready to move into. Early viewing is highly recommended.







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## Lancashire

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### GROUND FLOOR

#### LIVING ROOM / DINING ROOM

The living room and dining area form a bright, open-plan space that seamlessly connects to the kitchen, featuring warm wooden flooring and large windows that flood the room with natural light. The space includes a cozy fireplace nook with a wooden mantel, adding character to the room. Access is available to the first floor via a staircase, and a door leads out to the front of the property, where a charming courtyard offers a perfect spot for outdoor relaxation.

#### BREAKFAST KITCHEN

The kitchen boasts an open-plan design with a seamless flow into the living area, featuring elegant sage cabinetry and a striking red range cooker. The space is enhanced by a decorative tiled backsplash and warm wooden worktops, complemented by light wood flooring. Large windows allow for ample natural light, and the kitchen provides convenient access to the lower ground floor basement room.

#### REAR ENTRANCE HALLWAY

The rear hallway features a welcoming design with blue wainscoting and light wood flooring, creating a bright and inviting entrance. A skylight enhances the natural light, while the space provides access to the ground floor rooms. A rear door leads to a charming seating area and yard, perfect for outdoor enjoyment.

#### SITTING ROOM

This light-filled sitting room forms a charming second reception space with a vaulted ceiling, Velux skylights, and large glazed patio doors leading directly out to the raised deck. Cosy yet bright, it features soft neutral décor, plush carpet underfoot, and a freestanding wood-burning stove in the corner, adding warmth and character. A versatile and tranquil space, ideal for reading, relaxing, or enjoying the garden views.

#### GROUND FLOOR WC

A useful and neatly presented cloakroom comprising a low-level WC and a wall-mounted wash basin with decorative tiled splashback. This space also offers additional storage shelving and room for a washing machine, making it a practical utility and guest loo combined. Bright and cheerful with a skylight above and tasteful styling throughout.

#### LOWER GROUND

##### HOME STUDY / OCCASIONAL ROOM

A spacious and versatile room located in the basement, currently used as a home office, library, and occasional guest room. With natural light from the window and a peaceful ambience, it's ideal for working from home, creative hobbies, or occasional overnight stays.

#### FIRST FLOOR / LANDING

##### BEDROOM ONE

A well-proportioned double bedroom positioned to the front of the property, offering a quiet and cosy atmosphere. This charming room features neutral décor, carpeted flooring, and a large window that fills the space with natural light. Ideal as a guest bedroom, children's room, or home office if preferred.

##### BEDROOM TWO

A bright and spacious double bedroom located to the rear of the property, enjoying a pleasant outlook through a large sash-style window. The room is finished in neutral tones with a soft carpet underfoot and features decorative coving, and a cupboard housing the boiler. A peaceful and inviting space.

##### SHOWER ROOM

The shower room features a modern design with sleek white tiled walls and a spacious walk-in shower equipped with a rainfall showerhead and handheld attachment. The room is complemented by light-colored flooring and a section of stylish teal wainscoting, adding a touch of elegance. A glass partition separates the shower area, ensuring a clean and open feel.

#### ATTIC

The attic space, accessible via a retractable loft ladder from the first floor landing, features a cozy, sloped ceiling with a skylight that allows natural light to flood in. The room is finished with a rich red accent wall, complemented by ample storage.

#### LOCATION

Pleasant View is nestled in a desirable and peaceful part of Barnoldswick, just a short stroll from the vibrant town centre. This charming location offers a wonderful blend of tranquility and convenience, with a range of local shops, cafes, and amenities close by. The area is well-regarded for its friendly community, attractive surroundings, and easy access to scenic countryside walks. Excellent transport links and nearby schools make this a fantastic setting for families, professionals, and downsizers alike.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pleasant-view-barnoldswick/>

#### PRECISE LOCATION

WHAT3WORDS LINK: <https://w3w.co/stall.sulked.points>

#### PUBLISHING

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#### 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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## OUTSIDE

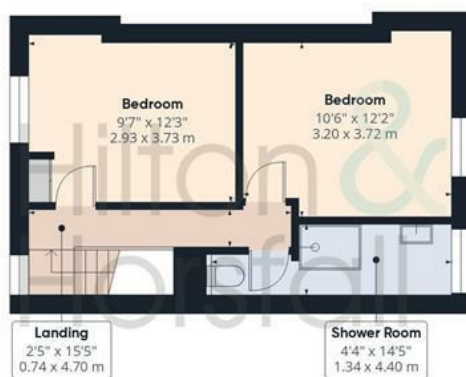
To the rear of the property is a beautifully landscaped and surprisingly spacious outdoor area that feels like a hidden gem. A raised decked patio directly off the sitting room offers an ideal spot for alfresco dining or a morning coffee, while steps lead down to a lower garden tier and a winding pathway along a landscaped embankment. This charming path leads to a secluded fire pit seating area nestled beside the river — a peaceful and private retreat perfect for relaxing or entertaining. The space enjoys afternoon and evening sunshine and is bordered by mature trees and planting, creating a truly tranquil setting.



Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

1198 ft<sup>2</sup>

111.3 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>

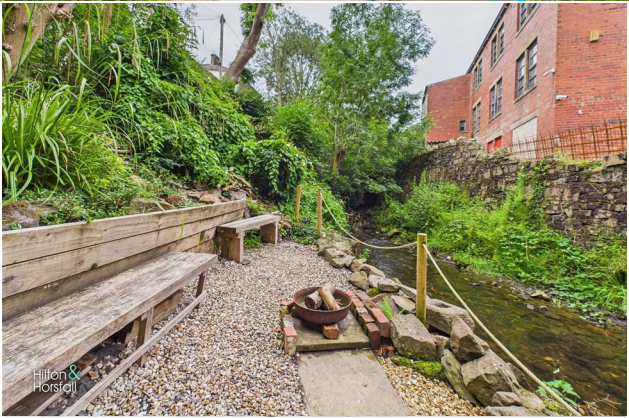
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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





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