Hilton & Horsfall


WALVERDEN ROAD
50
Hilton &
Horsfall

BB10 3QS

Halifax Road, Briercliffe

Offers In The Region Of £285,000

• Stunning stone-built corner cottage over three floors • Three well-proportioned bedrooms • Beautiful living room with wood burning stove • Impressive lower ground floor breakfast kitchen • Private driveway and additional outdoor space • Open aspect countryside views and garden terrace

A truly exceptional stone-built corner cottage occupying a stunning position within the sought-after village of Briercliffe, offering deceptively spacious accommodation arranged over three floors and finished to an impeccable standard throughout. Blending period charm with modern living, the property boasts a beautiful living room with exposed ceiling timbers and a feature wood burning stove, a separate characterful dining room with exposed stonework and fireplace, together with a breathtaking lower ground floor breakfast kitchen fitted with stylish shaker units, a substantial central island, large built-in pantry cupboard and direct access onto the garden. A utility room further enhances the practicality of the accommodation. To the upper floor are three well-proportioned bedrooms, a stunning and generously sized family bathroom and the added benefit of a separate WC. Externally the property continues to impress with a charming rear garden / sun terrace, a private driveway positioned across from the house and an additional elevated outdoor area enjoying beautiful open aspect countryside views. Rarely do homes of this style combine such character, quality and lifestyle appeal, making early viewing highly recommended.

Hilton & Horsfall

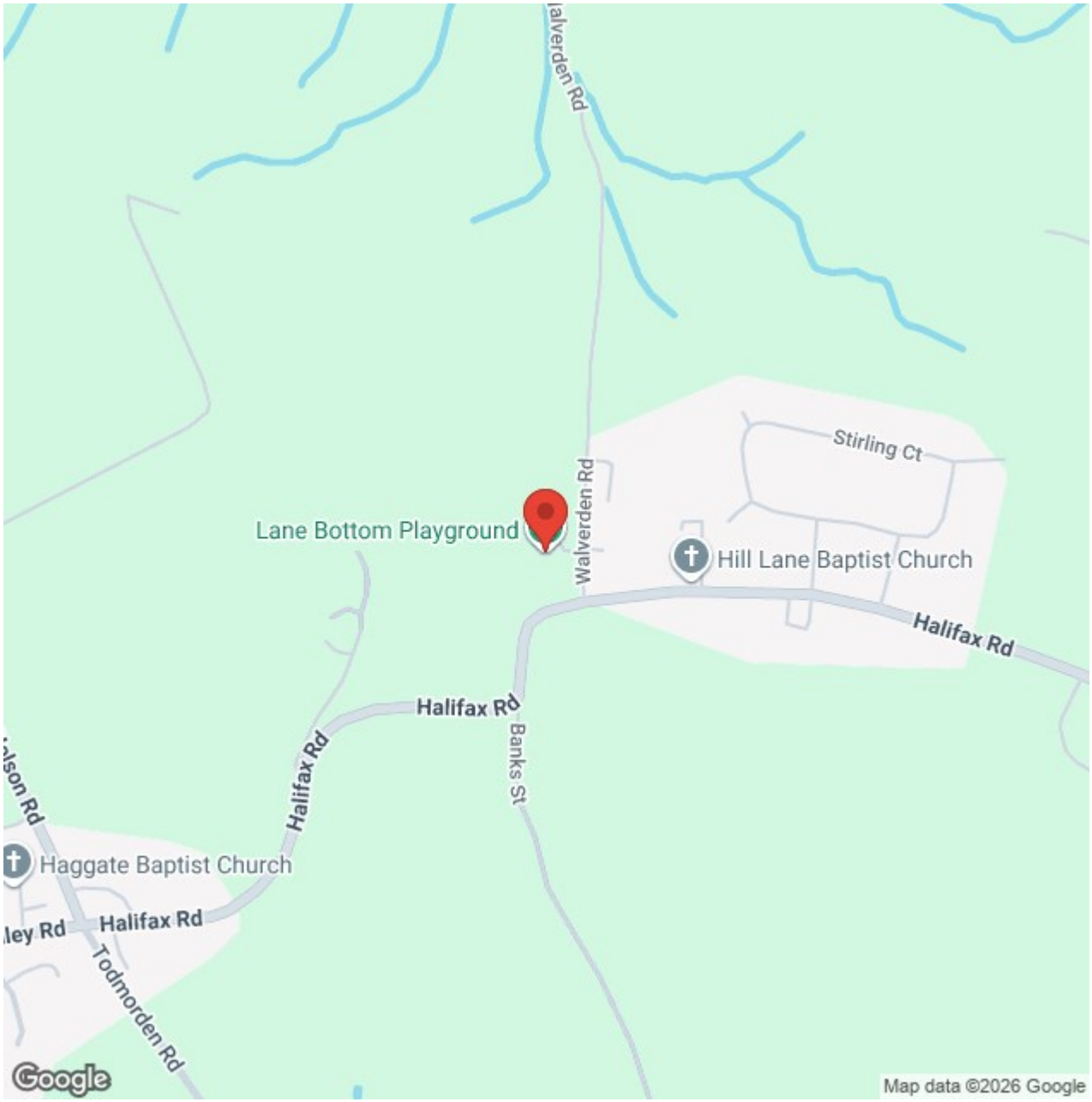
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall


WALVERDEN ROAD
Hilton &
Horsfall


Hilton &
Horsfall


Walverden Rd
Stirling Ct
Lane Bottom Playground
Walverden Rd
Hill Lane Baptist Church
Halifax Rd
Halifax Rd
Halifax Rd
Banks St
Haggate Baptist Church
Halifax Rd
Todmorden Rd
Google
Map data ©2026 Google

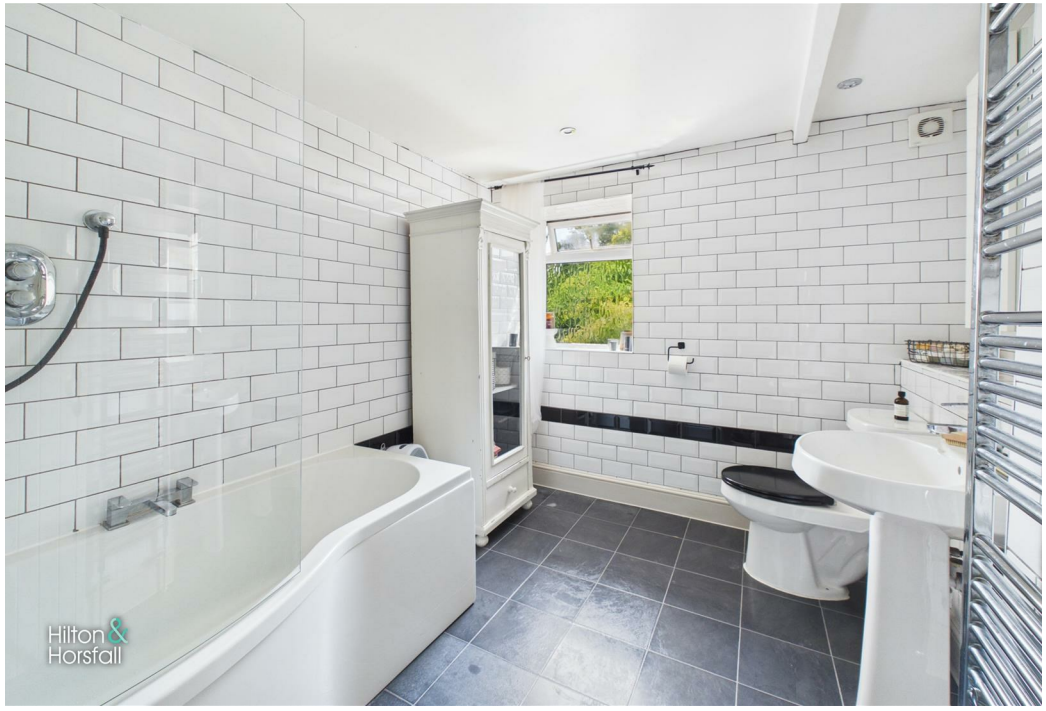

gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Nelson
LITTLE MARSDEN
Southfield
Catlow
Brierfield
Queen Street Mill Museum
THURSDEN
Thompson Park
Burnley
Worsthorne
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall

BB10 3QS

Lancashire

A truly exceptional stone-built corner cottage occupying a stunning position within the sought-after village of Briercliffe, offering deceptively spacious accommodation arranged over three floors and finished to an impeccable standard throughout. Blending period charm with modern living, the property boasts a beautiful living room with exposed ceiling timbers and a feature wood burning stove, a separate characterful dining room with exposed stonework and fireplace, together with a breathtaking lower ground floor breakfast kitchen fitted with stylish shaker units, a substantial central island, large built-in pantry cupboard and direct access onto the garden. A utility room further enhances the practicality of the accommodation. To the upper floor are three well-proportioned bedrooms, a stunning and generously sized family bathroom and the added benefit of a separate WC. Externally the property continues to impress with a charming rear garden / sun terrace, a private driveway positioned across from the house and an additional elevated outdoor area enjoying beautiful open aspect countryside views. Rarely do homes of this style combine such character, quality and lifestyle appeal, making early viewing highly recommended.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 15'1" x 16'5" (4.61m x 5.02m)
An impressive and deceptively spacious reception room brimming with character and charm, having exposed ceiling timbers and feature structural beams that create an immediate sense of warmth and individuality. Centred around a beautiful stone fireplace housing a wood burning stove, the room provides a superb space for relaxing and entertaining alike. Large windows allow for plenty of natural light whilst enjoying aspects towards the surrounding greenery, complemented further by tasteful décor and generous proportions throughout.

DINING ROOM 11'0" x 16'5" (3.36m x 5.02m)
A beautifully presented second reception room full of charm and character, featuring exposed stonework, original style ceiling beams and attractive timber flooring. The room offers excellent proportions for formal dining and entertaining, centred around a feature fireplace which creates a warm and inviting atmosphere. A deep-set window allows natural light to flood the space whilst enjoying pleasant outlooks, with the overall finish combining period character seamlessly with tasteful modern styling.

LOWER GROUND FLOOR

BREAKFAST KITCHEN 13'1" x 15'5" (4.00m x 4.71m)
A stunning lower ground floor breakfast kitchen, beautifully designed to create a sociable and contemporary living space whilst remaining in keeping with the character of the home. Fitted with a range of attractive shaker style units, complementary work surfaces and quality integrated appliances, the room is centred around an impressive island unit incorporating a breakfast bar and inset sink, ideal for both everyday living and entertaining. Finished with tiled flooring and recessed spot lighting throughout, the space also benefits from a large built-in pantry cupboard providing excellent additional storage. Enjoying direct access out onto the private rear garden / sun terrace together with a further external door to the front, the room offers a fantastic indoor–outdoor connection and convenient access through to a useful utility room.

UTILITY ROOM 7'4" x 11'11" (2.26m x 3.65m)
Accessed directly from the breakfast kitchen is this beautifully appointed utility room providing excellent practicality for everyday living. Fitted with additional base units and complementary work surfaces incorporating a traditional style Belfast sink, the room offers useful preparation and laundry space together with fitted storage and open shelving. Finished with attractive stone flagged flooring and having access through to an additional storage / coat area, this is a highly functional space designed to complement the kitchen and lifestyle the property offers.

FIRST FLOOR / LANDING

BEDROOM ONE 14'4" x 9'9" (4.37m x 2.99m)
A beautifully presented double bedroom offering generous proportions and a calm, inviting feel throughout. Positioned to enjoy pleasant outlooks towards the surrounding greenery, the room benefits from excellent natural light and provides ample space for freestanding bedroom furniture. Finished in neutral tones with fitted carpeting and characterful styling, this is a superb principal bedroom within this deceptively spacious home.

BEDROOM TWO 8'0" x 12'9" (2.45m x 3.90m)
A charming and well-proportioned double bedroom enjoying pleasant outlooks towards the surrounding greenery and countryside setting. This inviting room combines soft neutral décor with subtle character features including exposed timber detailing, creating a warm and relaxing atmosphere. Offering ample space for bedroom furniture and finished with fitted carpeting throughout, this is another beautifully presented bedroom within this deceptively spacious home.

BEDROOM THREE 11'10" x 6'4" (3.63m x 1.94m)
A well-presented and versatile third bedroom enjoying pleasant outlooks and an abundance of natural light. Currently arranged as a nursery, the room would lend itself equally well as a child's bedroom, guest room or home office depending on individual requirements. Benefitting from fitted wardrobes providing useful built-in storage together with fitted carpeting and neutral décor, this is a practical and adaptable space that complements the accommodation well.

BATHROOM 8'0" x 9'10" (2.46m x 3.02m)
A beautifully appointed and generously proportioned family bathroom finished to an excellent standard throughout. Comprising a contemporary three-piece suite incorporating a stylish freestanding style bath with shower over and glazed screen, pedestal wash basin and low level WC. Complemented by attractive tiled walls and flooring, a heated chrome towel radiator and natural light from the window, this spacious bathroom offers both practicality and a touch of boutique hotel styling.

FIRST FLOOR WC 7'3" x 3'0" (2.23m x 0.92m)
A useful addition to the first floor accommodation is this separate WC, fitted with a two-piece suite comprising a low level WC and pedestal wash basin. Finished with contemporary tiling and enjoying natural light via the window, this practical space complements the main family bathroom and adds further convenience for modern family living.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/halifax-rd-briercliffe

LOCATION
Positioned within the sought-after village of Briercliffe, this charming home enjoys a superb semi-rural setting surrounded by beautiful Lancashire countryside whilst remaining conveniently connected for everyday amenities. Nearby Burnley provides an excellent range of shops, supermarkets, cafés and leisure facilities together with rail connections and access onto the M65 motorway network, ideal for commuters. The area is well regarded for its scenic walks and outdoor lifestyle, with open countryside quite literally on the doorstep. A selection of well-regarded primary and secondary schools can also be found within easy reach, making this an excellent location for a range of buyers seeking a balance of character, convenience and countryside living.

PUBLISHING
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

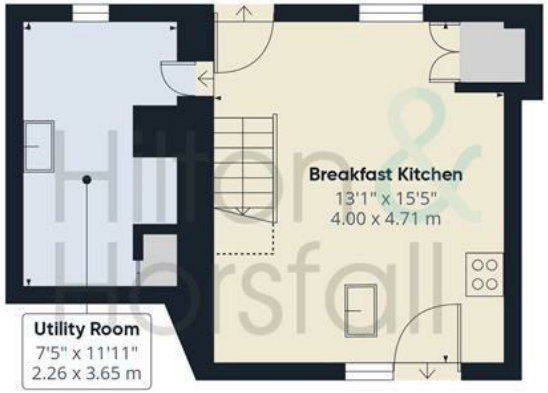
PROPERTY DETAIL
Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser 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.


Hilton & Horsfall



OUTSIDE

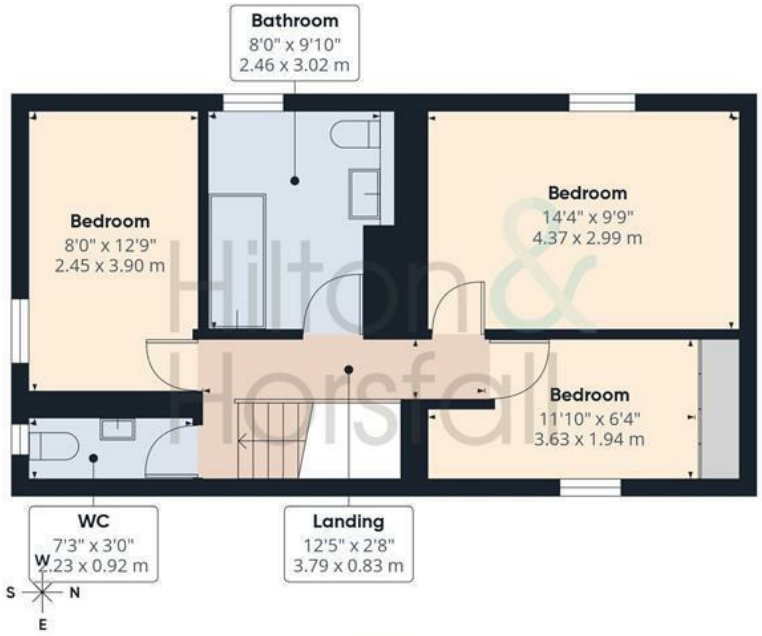
Externally this exceptional corner cottage continues to impress, enjoying a variety of outdoor spaces which perfectly complement the accommodation on offer. To the rear is a beautifully presented low maintenance garden / sun terrace, creating a wonderful setting for outdoor dining, entertaining or simply relaxing with direct access into the lower ground floor kitchen. Across from the property is a private driveway providing off road parking, together with a further elevated outdoor area accessed via steps which enjoys stunning open aspect views across the surrounding countryside and rolling fields beyond. Combining practicality, privacy and a truly enviable setting, the outdoor space is a rare and valuable feature for a home of this style.



Ground Floor



Floor 1



Floor 2

Hilton & Horsfall

Approximate total area(1)

1270 ft²

118 m²

Reduced headroom

22 ft²

2.1 m²

(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.


Hilton & Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024