



Hilton &
Horsfall

BB9 6BN

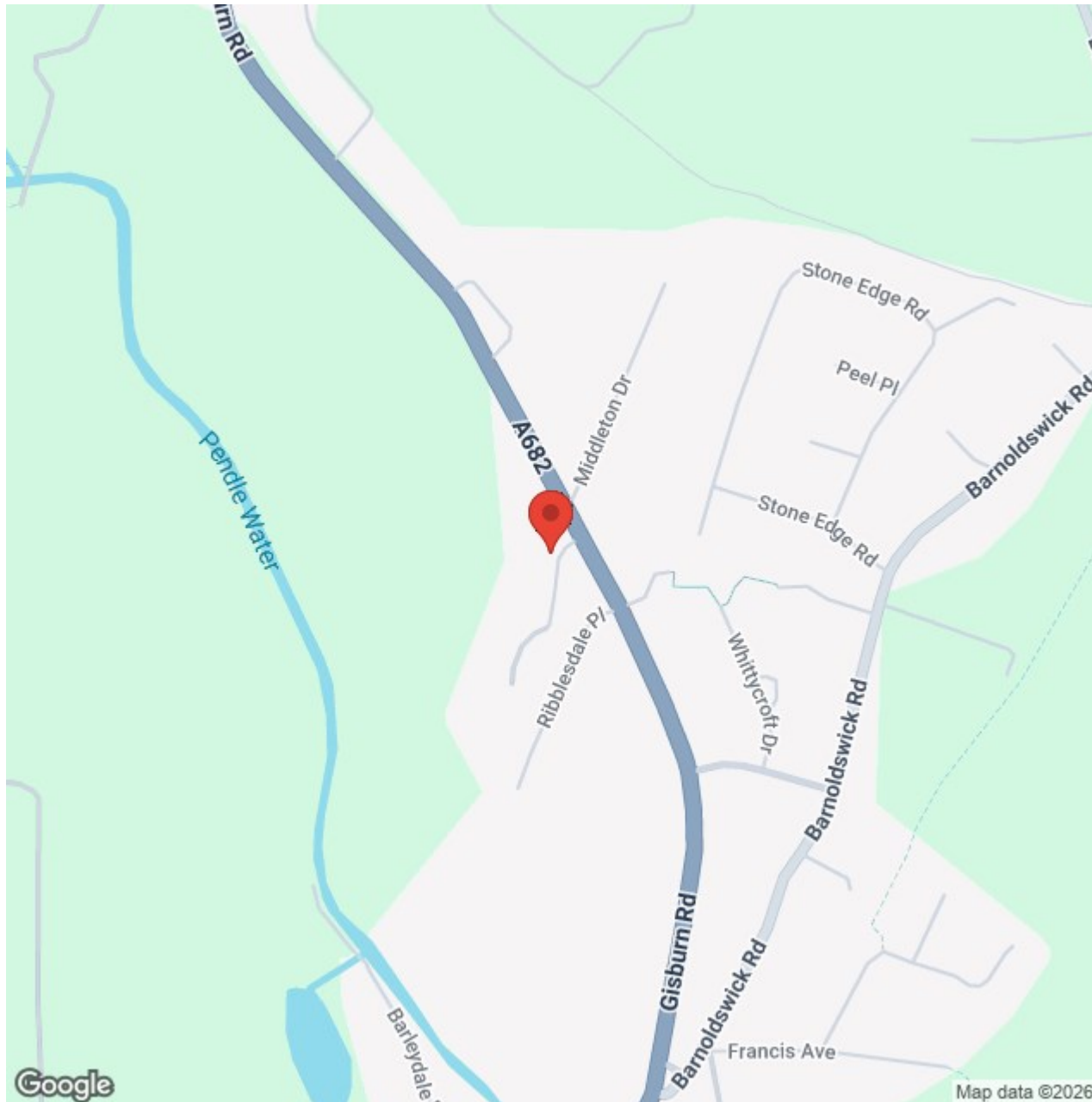
The Orchard, Barrowford

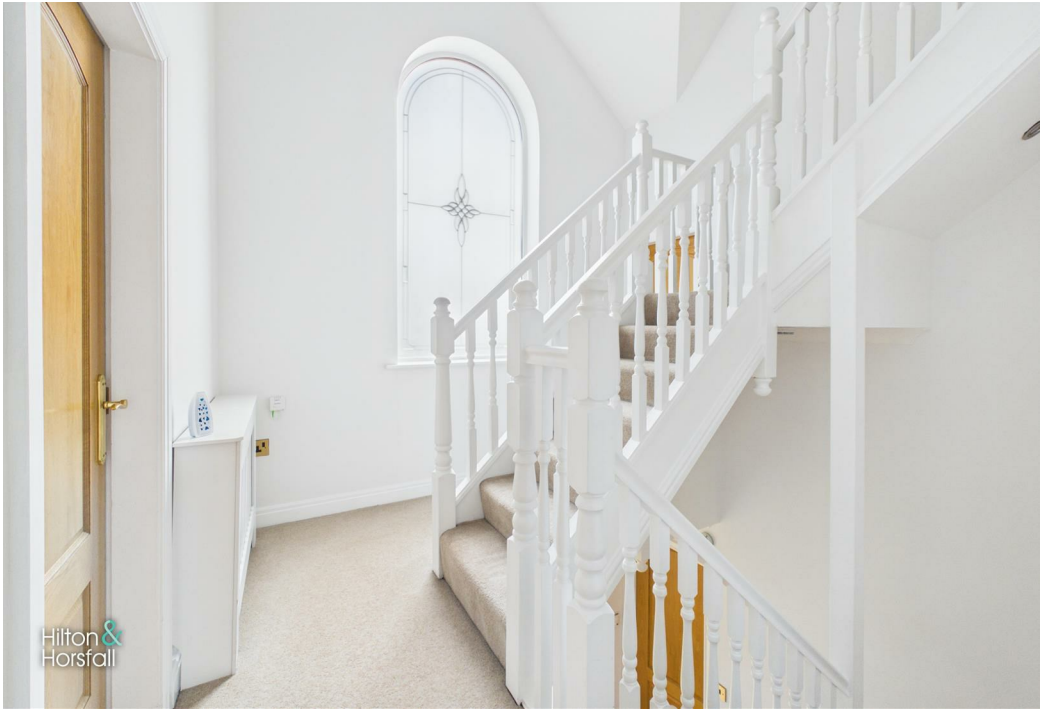
Offers In The Region Of £575,000

- Substantial Detached Family Home
- Five Bedrooms Over Three Floors
- Living Room & Separate Dining Room
- Garden Room With Countryside Views
- Detached Double Garage & Parking
- No Chain - Vacant Possession Available

Occupying an enviable position with far-reaching countryside views to the rear, this substantial detached family home offers spacious and versatile living accommodation arranged over three floors. Beautifully presented throughout, the property comprises an entrance hallway, generous living room, dining room, fitted kitchen, garden room, five bedrooms, a family bathroom, ensuite shower room and an additional shower room serving the second floor. The well-planned layout provides excellent flexibility for growing families and those seeking generous internal living space. Externally, the property is equally impressive, boasting attractive gardens, a detached double garage and off-road parking. Situated within a highly desirable residential location on the outskirts of Barrowford, the home enjoys the perfect balance of peaceful surroundings and convenient access to local amenities, well-regarded schools and transport links. An outstanding opportunity to acquire a spacious family residence in a sought-after setting.







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Lancashire

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GROUND FLOOR

ENTRANCE HALL 9'7" x 10'2" (2.93m x 3.12m)

A welcoming and spacious entrance hallway accessed via an attractive uPVC entrance door with decorative glazed side panels, allowing an abundance of natural light to flood the space. The hallway benefits from quality flooring, recessed spot lighting and a staircase leading to the first floor landing. Providing access to the principal ground floor accommodation, this impressive entrance creates an excellent first impression upon entering the home.

GROUND FLOOR WC

A convenient ground floor cloakroom fitted with a two-piece suite comprising a low-level WC and pedestal wash basin. Finished in neutral tones, this practical space is ideally positioned for guests and everyday family use.

LIVING ROOM 20'5" x 11'3" (6.23m x 3.45m)

A substantial family-sized living room offering excellent proportions and an abundance of natural light. The room features a decorative fireplace creating an attractive focal point, whilst the generous layout provides ample space for a range of furniture configurations. A large rear-facing window and sliding patio doors frame pleasant views across the garden and allow natural light to flood the room throughout the day. Double doors lead through to the dining room, whilst a separate door provides access to the entrance hallway, creating a practical and versatile flow between the principal reception rooms. An ideal space for both relaxing and entertaining, perfectly suited to modern family living.

DINING ROOM 10'3" x 10'3" (3.14m x 3.14m)

A well-proportioned dining room positioned at the heart of the home, offering ample space for a family dining table and chairs. The room enjoys a pleasant outlook through the rear-facing window and benefits from a versatile layout, making it ideal for both formal dining and everyday family meals. Double doors lead through to the living room and dining kitchen, whilst a further door provides access to the entrance hallway, creating an excellent flow throughout the ground floor accommodation.

BREAKFAST KITCHEN 22'0" x 9'9" (6.71m x 2.98m)

A superb open-plan dining kitchen fitted with a range of modern shaker-style wall and base units, complemented by contrasting granite work surfaces, matching upstands and a breakfast bar peninsula creating the perfect space for both everyday family living and entertaining. The kitchen incorporates a range-style cooker with extractor canopy over, inset sink with mixer tap, ample storage and generous preparation space throughout. The room benefits from a quality stone-effect floor finish, recessed spot lighting and ample space for a family dining table. Double doors lead through to the formal dining room, whilst an opening provides access into the delightful garden room overlooking the rear garden. A further door leads back into the entrance hallway, creating an excellent flow throughout the ground floor accommodation.

GARDEN ROOM 10'6" x 10'7" (3.21m x 3.24m)

A stunning garden room enjoying an abundance of natural light through extensive glazing and a vaulted ceiling, creating a bright and inviting living space. With pleasant views over the gardens and surrounding greenery, together with French doors opening directly onto the stone-flagged patio, this versatile room provides the perfect place to relax, entertain or simply enjoy the attractive outdoor setting throughout the year.

FIRST FLOOR / LANDING

A spacious and light-filled first floor landing with an attractive feature arched window allowing natural light to flood the stairwell. The landing provides access to the first floor accommodation and benefits from a staircase continuing to the second floor, creating an impressive sense of space and height throughout the home. An elegant central hub connecting the property's three levels.

BEDROOM ONE 12'7" x 11'3" (3.84m x 3.45m)

A generous double bedroom positioned to the front of the property, offering ample space for a range of bedroom furniture. The room benefits from fitted wardrobes providing excellent built-in storage and enjoys a pleasant outlook through the front-facing window. Well-proportioned and tastefully presented throughout, this spacious principal bedroom further benefits from direct access to a private ensuite shower room.

ENSUITE 5'5" x 11'4" (1.66m x 3.46m)

A generously proportioned ensuite bathroom fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen over, vanity wash basin with storage beneath and a low-level WC. The room is complemented by attractive wall and floor tiling, recessed spot lighting, a chrome heated towel radiator and a frosted window allowing for natural light whilst maintaining privacy. A spacious and well-appointed ensuite serving the principal bedroom.

BEDROOM TWO 10'5" x 12'2" (3.18m x 3.73m)

A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the gardens and surrounding greenery. The room offers ample space for bedroom furnishings and benefits from a bright and airy feel courtesy of the large window. A comfortable and versatile bedroom, ideal for family members or visiting guests.

BEDROOM THREE 9'7" x 9'6" (2.94m x 2.91m)

A well-proportioned bedroom positioned to the front of the property, enjoying a pleasant outlook through the front-facing window. The room offers space for a range of bedroom furnishings and benefits from a bright and airy atmosphere, making it ideal as a child's bedroom, guest room or home office. A versatile room well suited to the needs of modern family living.

BATHROOM 10'5" x 7'8" (3.20m x 2.34m)

A spacious and well-appointed family bathroom fitted with a contemporary four-piece suite comprising a corner panelled bath, separate shower enclosure, pedestal wash basin and low-level WC. The room is finished with complementary wall and floor tiling, recessed spot lighting and a heated chrome towel radiator, whilst a frosted window allows for natural light whilst maintaining privacy. A stylish and practical bathroom ideally suited to modern family living.

SECOND FLOOR / LANDING

BEDROOM FOUR 12'5" x 12'6" (3.81m x 3.83m)

A spacious double bedroom situated on the second floor, enjoying far-reaching views across the surrounding countryside from the rear-facing window. The room benefits from fitted wardrobes providing excellent built-in storage and offers ample space for a range of bedroom furnishings. Characterful sloping ceilings add to the charm of the room, making this an ideal guest bedroom, teenager's room or additional principal bedroom within this substantial family home.

BEDROOM FIVE 12'9" x 11'4" (3.91m x 3.47m)

A well-proportioned fifth bedroom positioned on the second floor, offering a pleasant rear-facing window with attractive open views across the surrounding countryside. The room benefits from built-in wardrobe storage, providing excellent practicality, whilst the neutral décor and carpeted flooring create a bright and comfortable space suitable for a bedroom, guest room or home office.

SHOWER ROOM 5'5" x 7'4" (1.66m x 2.26m)

Located on the second floor, this well-presented shower room is fitted with a three-piece suite comprising a corner shower enclosure, pedestal wash basin and low-level WC. The room is complemented by a heated chrome towel radiator, recessed spot lighting, partially tiled walls and a frosted window allowing for natural light whilst maintaining privacy. Ideal for serving the upper floor accommodation.

DOUBLE GARAGE

Positioned to the rear of the property, the detached double garage provides excellent secure parking and storage space, accessed via two up-and-over doors. Complemented by a generous block-paved driveway offering ample off-road parking for multiple vehicles, this practical addition is ideal for families, car enthusiasts or those requiring additional storage. The garage is conveniently located adjacent to the rear garden and further benefits from easy access to the property.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-orchard-bford>

LOCATION

Situated within a highly regarded residential area on the outskirts of Barrowford, this substantial family home enjoys a peaceful setting whilst remaining conveniently positioned for access to a wide range of local amenities. Barrowford village offers an excellent selection of independent boutiques, cafés, restaurants and everyday services, together with well-regarded primary and secondary schools. The property is ideally placed for commuters, with easy access to the M65 motorway network providing links to Burnley, Preston, Manchester and beyond. Surrounded by beautiful Lancashire countryside, the area also offers an abundance of scenic walking routes and outdoor pursuits right on the doorstep.

PUBLISHING

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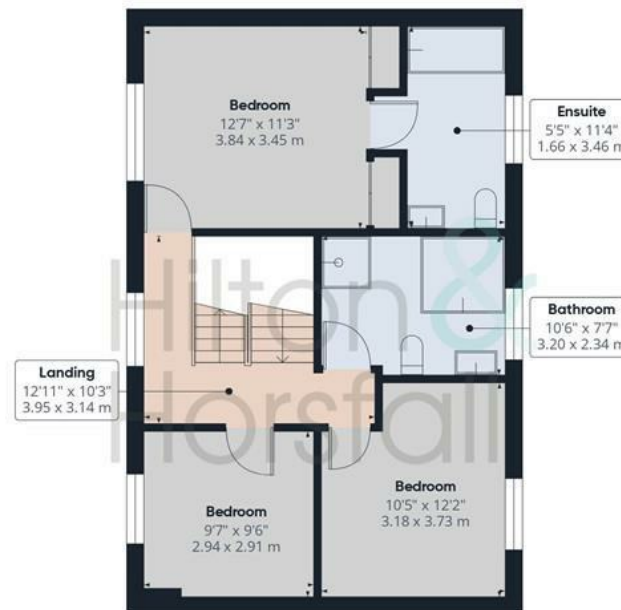
OUTSIDE

Externally, the property occupies an enviable position with beautifully maintained gardens to both the front and rear. To the front, a lawned garden is complemented by mature planting, established shrubs and a paved pathway leading to the entrance. The rear enjoys a particularly attractive outlook, backing onto open countryside and offering far-reaching views across the surrounding landscape. A generous lawned garden, well-stocked borders and a variety of mature trees and shrubs create a private and tranquil outdoor space, ideal for relaxing or entertaining. The property also benefits from a detached double garage and off-road parking, further enhancing its appeal as a superb family home.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1850 ft²

171.8 m²

Reduced headroom

77 ft²

7.2 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.





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