



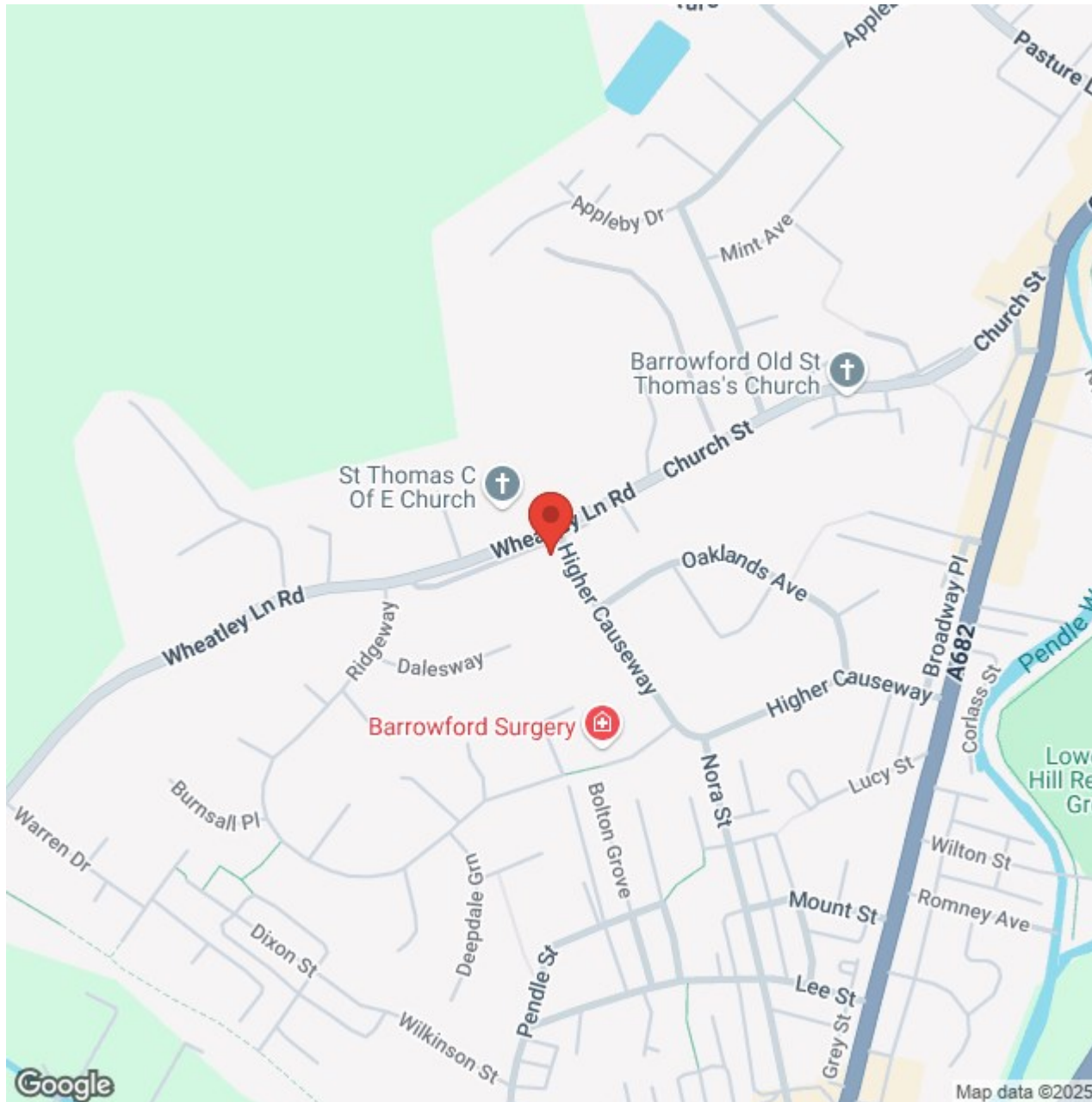
BB9 6QS

Wheatley Lane Road, Barrowford Offers In The Region Of £324,950

- Stunning open-plan kitchen with bi-folding doors
- Two stylish reception rooms
- Three well-proportioned bedrooms
- Large south-facing rear garden
- Garage/games room
- Opposite Outstanding-rated St Thomas' CofE Primary School

An exceptional residence boasting two beautifully appointed reception rooms, a standout open-plan living kitchen with bi-folding doors, and a superb south-facing rear garden that captures the sun throughout the day. Stylishly designed throughout, the home effortlessly blends warmth and sophistication, featuring elegant interiors, herringbone flooring, a log-burning stove, and a luxurious shaker-style kitchen. Set on a generous corner plot, this home also benefits from a garage currently used as a games room, private parking, and versatile indoor-outdoor living space.







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GROUND FLOOR

ENTRANCE HALLWAY

Welcoming and well-finished, the entrance hallway sets the tone for the rest of the home with its herringbone flooring, crisp neutral décor, and contemporary black-framed internal door leading to the kitchen. There's a useful under-stairs area, ideal for occasional seating or storage, along with access to the main living spaces and stairs to the first floor.

LIVING ROOM 11'2" x 19'9" (3.42m x 6.02m)

Bright, spacious and designed with comfort in mind, the main living room offers an inviting space for both everyday living and entertaining. Enjoying an abundance of natural light thanks to large bi-folding doors that open directly onto the south-facing garden. A log-burning stove with a rustic oak mantel creates a warm and cosy focal point, while the herringbone flooring adds a touch of timeless elegance. Neutral tones and modern spotlights complete the look, making this a beautifully balanced room that's both stylish and practical.

KITCHEN 9'10" x 13'9" (3.02m x 4.21m)

The heart of the home, this stunning kitchen combines style, functionality and a flawless finish. Featuring a range of bespoke shaker-style units in a deep navy tone with brass hardware, the space is complemented by white marble-effect worktops, a matching upstand, and rustic open shelving for added character. The generous layout offers plenty of workspace along with a large range cooker, integrated appliances, and a modern black sink with mixer tap. Herringbone flooring runs seamlessly throughout, enhancing the flow into the open-plan dining area. A set of bi-folding doors opens directly onto the south-facing garden, creating an effortless connection between inside and out.

SITTING ROOM 15'10" x 9'6" (4.83m x 2.92m)

Tucked away at the rear of the property, this stylish second reception room is perfect as a cosy snug, TV room, playroom or home office. Decorated in rich, contemporary tones with feature wall panelling and dual aspect windows providing excellent natural light, the room has a calm, private feel while still being connected to the main living areas. Finished with quality flooring and spotlights, it offers a versatile space that can adapt to suit different stages of family life.

GROUND FLOOR WC 3'6" x 4'8" (1.09m x 1.44m)

Stylish and practical, the ground floor WC is finished to a high standard with modern tiling, a compact vanity unit with inset basin, and a concealed cistern toilet. Matte black fixtures and fittings add a contemporary edge, while the clean design and thoughtful layout make excellent use of the space — ideal for guests and everyday convenience.

FIRST FLOOR / LANDING

The first-floor landing is light and airy, featuring soft neutral décor and a large side window that fills the space with natural light. It provides access to all three bedrooms and the family bathroom, as well as loft access via a hatch above.

BEDROOM ONE 11'2" x 12'10" (3.42m x 3.93m)

A beautifully presented principal bedroom offering both space and serenity. Positioned to the rear of the property, it enjoys a peaceful outlook and plenty of natural light. The room features soft, neutral décor with a modern panelled feature wall, creating a calm and elegant atmosphere. There's ample space for a king-size bed and freestanding furniture, while the overall finish reflects the same care and attention to detail seen throughout the home.

BEDROOM TWO 9'10" x 9'2" (3.02m x 2.80m)

Positioned to the rear of the property, this bright and spacious double bedroom enjoys fantastic open views across Barrowford and the surrounding countryside. Tastefully decorated in neutral tones, the room comfortably fits a double bed along with freestanding furniture and a study area, making it ideal for children, teenagers or guests. The large window floods the space with natural light.

BEDROOM THREE 11'1" x 6'7" (3.39m x 2.03m)

Currently set up as a vibrant children's bedroom and study zone, this front-facing room offers a versatile and well-proportioned space. With room for a single bed, wardrobe and desk, it's ideal for use as a child's bedroom, nursery or home office. A large window provides a pleasant open outlook and plenty of natural light.

BATHROOM 7'4" x 6'0" (2.26m x 1.85m)

Finished in a soft, neutral tile with modern detailing, the family bathroom offers a clean and contemporary space to unwind. It features a full-size bath with overhead rainfall shower and glass screen, a sleek pedestal sink, and a low flush WC. A frosted window allows natural light in while maintaining privacy.

GARAGE 15'5" x 11'6" (4.71m x 3.52m)

Currently configured as a multi-functional games room, the garage offers fantastic additional space to suit a variety of needs — whether for recreation, home working, storage or even a home gym. Accessed internally and via the front driveway, it's been smartly finished with painted walls, flooring, and ceiling spotlights, creating a comfortable and usable environment.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/wheatley-lane-road/>

LOCATION

Ideally situated in the heart of Barrowford, 1 Wheatley Lane Road enjoys a prime position just a short stroll from the village's excellent amenities, scenic river walks, and highly regarded local schools. Directly opposite is St Thomas C of E Primary School — rated Outstanding by Ofsted — making this a perfect spot for families. St Thomas' Church is also nearby, adding to the strong sense of community and character in the area. With quick access to the M65 motorway network, beautiful open countryside, and a variety of independent shops, cafes and restaurants, this is a location that offers the best of both convenience and charm.

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OUTSIDE

Occupying a generous corner plot, the property enjoys excellent curb appeal with a smartly paved driveway providing off-road parking and access to the garage. To the rear, the standout feature is the large south-facing garden — a superb outdoor space perfect for relaxing, entertaining or family time. It includes a spacious patio area ideal for dining, an artificial lawn for easy maintenance, and a raised decked section offering an elevated suntrap with views across Barrowford. The garden's layout and orientation make it a true extension of the living space, capturing the sun from morning through to evening.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1237 ft²

114.9 m²

Reduced headroom

6 ft²

0.6 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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