



Hilton &
Horsfall

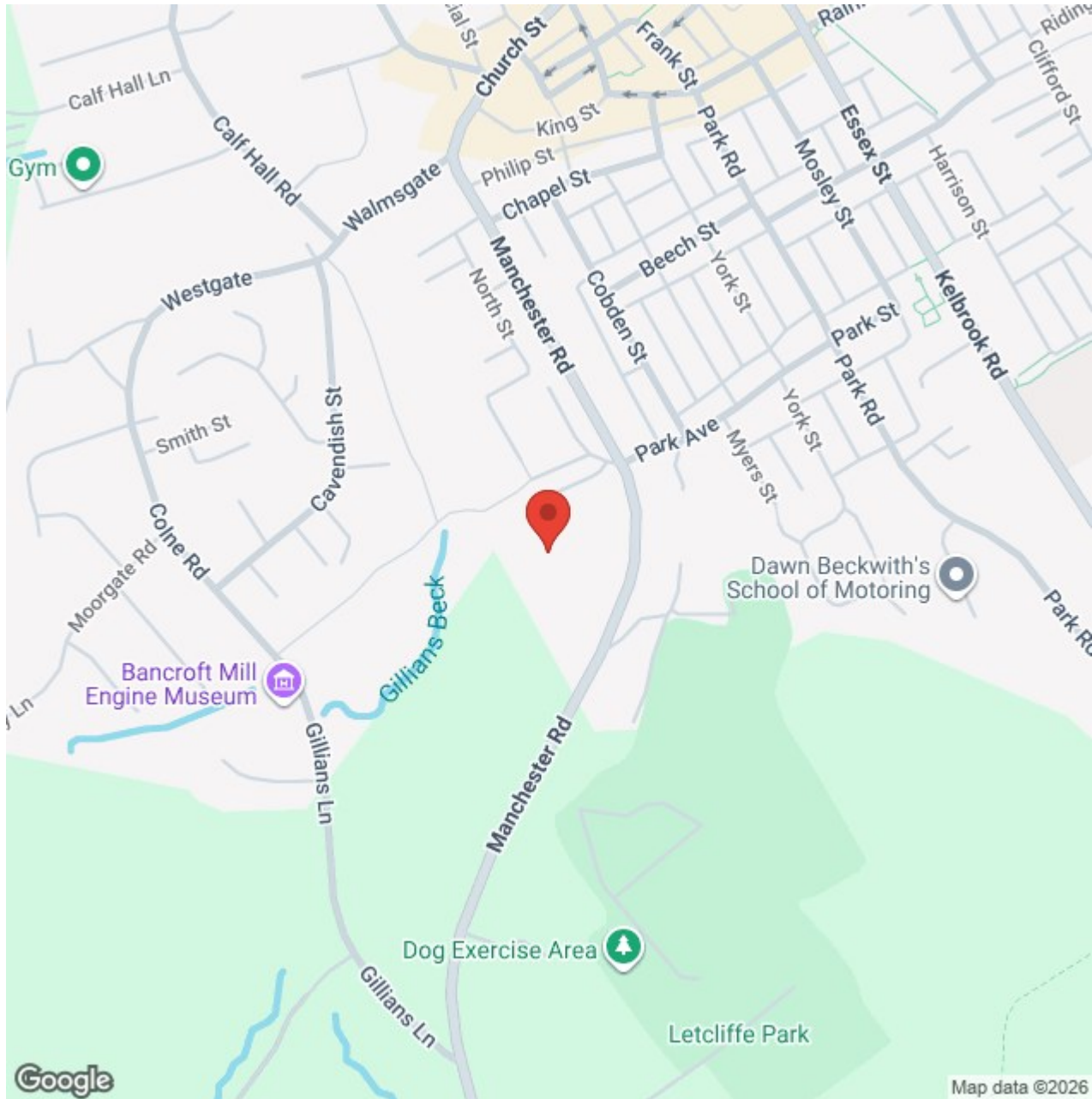
BB18 5DJ

Crow Foot Fold, Barnoldswick Offers In The Region Of £465,000

- Detached three-bedroom modern home
- Superb open countryside views
- South Facing Garden plus separate parcel of land
- Impressive dining kitchen / sitting area
- Air source heat pump
- Quiet cul-de-sac position

A stunning detached three-bedroom modern home positioned within a small cul-de-sac development, enjoying an exceptional rear outlook over open countryside. The property has been beautifully finished throughout, offering spacious and well-planned accommodation arranged over two floors, including a welcoming hallway, front living room, ground floor shower room/WC and a superb open plan dining kitchen/sitting area to the rear. This impressive living space is a real focal point of the home, with sleek contemporary kitchen fittings, generous dining and seating areas, plus large sliding doors opening directly onto the rear garden and patio. To the first floor are three well-presented bedrooms, with the main bedroom enjoying lovely open views to the rear and access to its own ensuite shower room, alongside a stylish family bathroom. Externally, the property benefits from driveway parking, a rear garden and a separate parcel of land beyond the formal garden area, creating a fantastic overall plot rarely found with a modern home. Further benefits include an air source heat pump, underfloor heating and a beautiful stone-built finish, making this a highly attractive and energy-conscious home in a sought-after Barnoldswick setting.







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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

A welcoming hallway providing access into the ground floor accommodation, finished in keeping with the rest of the home with neutral décor and wood-effect flooring. The staircase rises to the first floor and features a glass balustrade with wooden handrail, creating a smart modern finish. The hallway gives access through to the living room, open plan dining kitchen/sitting area, ground floor shower room/WC and useful storage cupboard.

LIVING ROOM 18'2" x 13'1" (5.56m x 4.01m)

A beautifully presented living room positioned to the front of the property, offering a bright and comfortable space ideal for everyday relaxing. The room is finished in a clean, neutral style with wood-effect flooring, recessed ceiling spotlights and two windows allowing plenty of natural light. Its generous proportions provide ample space for a range of furniture, creating a stylish yet cosy reception room within this impressive modern home.

DINING KITCHEN / SITTING AREA 16'0" x 22'2" (4.88m x 6.77m)

A superb open plan dining kitchen and sitting area positioned to the rear of the property, enjoying a fantastic outlook over the garden and open countryside beyond. This impressive space is ideal for modern day living, with plenty of room for dining, relaxing and entertaining, enhanced by large sliding doors which open directly onto the patio and garden. The kitchen is fitted with a sleek range of contemporary units, complementary work surfaces, breakfast bar seating, integrated appliances, inset sink, hob with extractor over and built-in oven and microwave. Finished with recessed ceiling spotlights, wood-effect flooring and a bright neutral décor, this is a real standout room within the home.

SHOWER ROOM / WC 8'5" x 4'3" (2.57m x 1.32m)

A stylish and practical ground floor shower room/WC, finished with contemporary full-height tiling and a clean modern suite. The room comprises a walk-in shower enclosure with glass screen, low level WC and wall-mounted wash basin, complemented by a chrome heated towel rail and frosted window for natural light. A useful addition to the ground floor accommodation, ideal for guests and everyday family use.

STORAGE 6'5" x 4'5" (1.97m x 1.35m)

FIRST FLOOR / LANDING

A bright and spacious first floor landing, finished with neutral décor, fitted carpet and recessed ceiling spotlights. A Velux-style roof window allows natural light to flow through the space, while the glass balustrade with wooden handrail creates a smart modern finish. The landing provides access to the three bedrooms, family bathroom and ensuite facilities, completing the well-planned first floor accommodation.

BEDROOM ONE 9'9" x 18'1" (2.98m x 5.53m)

A generous main bedroom positioned to the rear of the property, enjoying lovely open views across the garden and countryside beyond through Juliet balcony-style doors. The room is beautifully presented with neutral décor, fitted carpet, recessed ceiling spotlights and plenty of space for bedroom furniture. A stylish and peaceful principal bedroom, further enhanced by access to its own ensuite shower room.

ENSUITE 5'2" x 9'5" (1.60m x 2.88m)

A stylish ensuite shower room serving the main bedroom, finished with contemporary full-height tiling and a modern three-piece suite. The room comprises a walk-in shower enclosure with glass screen, low level WC and wall-mounted wash basin, complemented by a mirrored cabinet and Velux-style roof window which brings in excellent natural light. A smart and well-appointed ensuite, perfectly suited to this impressive principal bedroom.

BEDROOM TWO 12'0" x 8'11" (3.66m x 2.72m)

A well-presented double bedroom positioned to the front of the property, offering a bright and comfortable space with neutral décor, fitted carpet and recessed ceiling spotlights. The room provides ample space for bedroom furniture and benefits from a front-facing window, making it ideal as a second bedroom, guest room or children's bedroom.

BEDROOM THREE 8'10" x 8'10" (2.71m x 2.71m)

A further well-presented bedroom positioned to the front of the property, finished with neutral décor, fitted carpet and recessed ceiling spotlights. This room offers a versatile space which could be used as a child's bedroom, guest room, dressing room or home office, with a front-facing window providing natural light and a pleasant outlook towards the neighbouring stone-built properties.

BATHROOM 6'1" x 8'9" (1.87m x 2.67m)

A beautifully finished first floor bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower attachment, low level WC and wall-mounted wash basin. The room is complemented by contemporary full-height tiling, tiled flooring, chrome heated towel rail and a Velux-style roof window which brings in excellent natural light, creating a bright and stylish family bathroom.

PLOT / LAND

The property occupies a superb plot within the development, with the main garden positioned directly to the rear of the house and enjoying open countryside views. In addition, the sale includes a separate parcel of land beyond the formal garden area, as indicated on the site plan, offering an excellent additional outdoor space and a rare feature for a modern detached home. The land and garden combine to create a particularly attractive setting, ideal for buyers wanting privacy, space and a more rural feel while still being positioned within a small cul-de-sac development.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/crow-foot-fold>

LOCATION

Situated within a small cul-de-sac setting, 6B Crow Foot Fold enjoys a superb position in Barnoldswick, with beautiful open aspects to the rear and countryside walks close by. Barnoldswick is a popular market town offering a good range of everyday amenities, including shops, cafés, bars, restaurants, schools and leisure facilities, while also being surrounded by some of the area's most attractive countryside. The town provides convenient access to neighbouring locations including Earby, Kelbrook, Barrowford and Skipton, with excellent road links towards the Ribbles Valley, Pendle and the Yorkshire Dales. This is an ideal setting for buyers wanting a modern detached home in a peaceful position, while still being within easy reach of local services and transport links.

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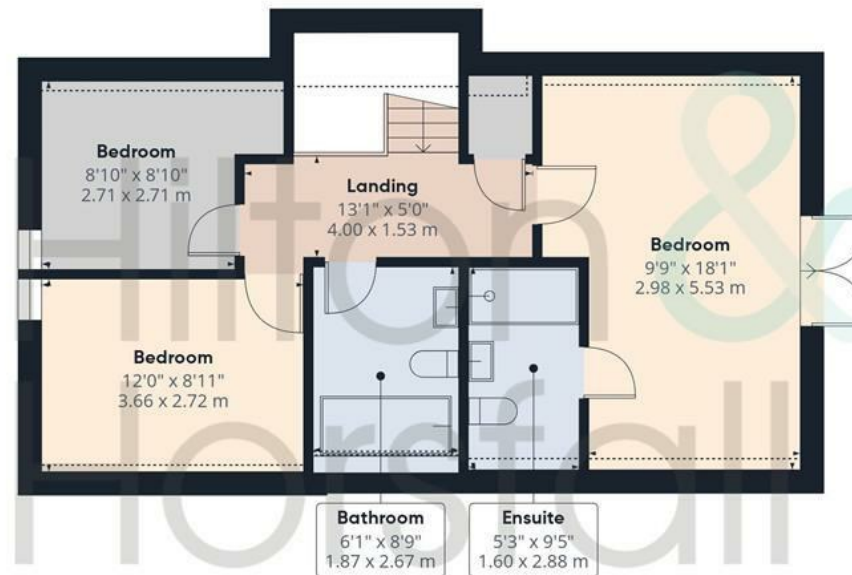
OUTSIDE

Externally, the property occupies a fantastic plot within this small cul-de-sac development, with a block paved driveway to the front providing off-road parking and access to the entrance porch. To the rear is a generous garden with lawned area and paved patio, creating an ideal space for sitting out, entertaining and enjoying the wonderful open outlook. The garden enjoys uninterrupted countryside views and is complemented by fenced boundaries and gated access beyond. A real standout feature is the separate parcel of land included with the property, positioned beyond the formal garden area, offering additional outdoor space and adding to the overall appeal of this beautiful home.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1338 ft²

124.1 m²

Reduced headroom

34 ft²

3.2 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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