





Hilton &  
Horsfall

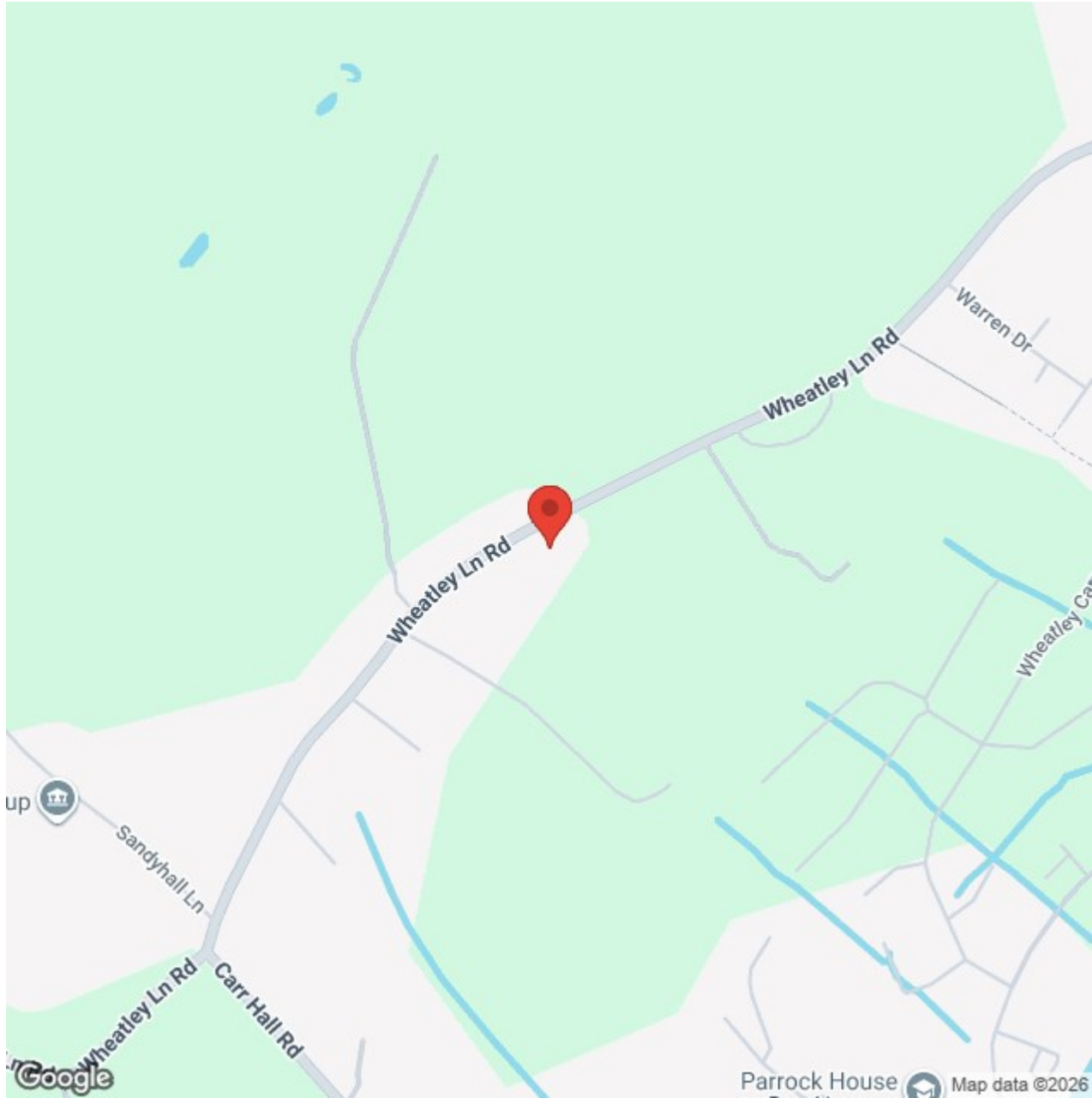
BB9 6QW

## Wheatley Lane Road, Barrowford Offers In The Region Of £399,950

- Highly sought-after Wheatley Lane Road position
- Walking distance to Barrowford's shops, cafés and eateries
- Excellent local primary and secondary schools nearby
- Easy access to M65 for commuting
- Close to scenic countryside and riverside walks
- Attractive village setting with a strong community feel

Beautifully refurbished and extended, this property offers a superb blend of modern open-plan living and characterful touches, all set within one of Barrowford's most desirable locations. The spacious ground floor centres around an impressive full-width living, dining and breakfast kitchen area, finished with quality oak flooring, a cosy log-burning stove, bespoke bookcase and stylish shaker-style kitchen with granite work surfaces and central island. Practical additions include a useful utility room, ground floor WC and internal storage, while large windows and French doors ensure the home is filled with natural light. Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom with bay window, fitted wardrobes and a contemporary en-suite. Bedrooms two and three both enjoy access onto a fantastic shared balcony with far-reaching views and the south-facing rear garden below. Outside, the garden is attractively landscaped with lawned areas, established borders, stone pathways, a covered seating area and a modern outbuilding. With driveway parking, a storage garage and a highly sought-after village setting, this is a beautifully finished home perfectly suited to modern family life.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE PORCH

#### LIVING / DINING / KITCHEN 34'11" x 20'2" (10.65m x 6.15m)

This impressive open-plan room forms the heart of the home, offering a beautifully balanced combination of style, warmth and practicality. The living area features a charming bay window, a log-burning stove set against exposed stonework, and a bespoke full-height bookcase that adds real character. Quality engineered oak flooring flows effortlessly into the spacious dining area and through to the contemporary breakfast kitchen, finished with shaker-style cabinetry, granite work surfaces, a central island with seating, and bold brick-style splashbacks. Flooded with natural light and opening out to the south-facing garden via French doors, this superb space is perfect for everyday family living as well as relaxed entertaining.

#### LAUNDRY ROOM 6'2" x 5'5" (1.88m x 1.67m)

A practical and well-designed utility room provides additional worktop space, storage cupboards, and plumbing for laundry appliances. Finished with tiled splashbacks and a stainless-steel sink, this useful area helps keep the main kitchen clutter-free and is ideal for day-to-day household tasks.

#### GROUND FLOOR WC 4'8" x 2'7" (1.44m x 0.81m)

Accessed via the utility room, the ground floor WC is neatly finished with a wash basin, tiled splashback and low-level WC. A practical addition to the home, it offers convenience for guests and everyday family living.

### FIRST FLOOR / LANDING

The first floor landing is bright and inviting, featuring a window to the side elevation and access to all bedrooms and the family shower room. A loft hatch with a retractable ladder provides easy access to the boarded loft space, offering excellent additional storage.

#### BEDROOM ONE 9'8" x 15'5" (2.97m x 4.71m)

Positioned at the front of the property, the spacious main bedroom enjoys a large bay window with attractive views and a built-in window seat, creating a lovely place to relax. The room is well-appointed with extensive fitted wardrobes and offers ample floorspace for additional furniture. Access is provided to a private en-suite bathroom.

#### ENSUITE BATHROOM 8'2" x 5'5" (2.50m x 1.67m)

The stylish en-suite is finished to a high standard, featuring contemporary floor-to-ceiling tiling, a panelled bath with overhead shower and glass screen, a wash basin set within fitted cabinetry, and a low-level WC. A heated towel rail and a frosted window complete this modern, well-appointed space.

#### BEDROOM TWO 10'0" x 10'5" (3.05m x 3.18m)

Situated to the rear of the property, this well-presented double bedroom features fitted wardrobes and cabinetry, along with French doors opening onto a private balcony that overlooks the south-facing garden. The elevated position provides wonderful far-reaching views, making this a peaceful and highly desirable space.

#### BEDROOM THREE 9'3" x 9'9" (2.82m x 2.98m)

Also positioned to the rear, bedroom three benefits from fitted storage and French doors opening onto the private balcony with bedroom two. Enjoying the same superb outlook across the south-facing garden and beyond, it is an ideal space for use as a bedroom, home office or hobby room.

#### SHOWER ROOM 7'4" x 5'5" (2.24m x 1.67m)

The contemporary shower room is finished with stylish wood-effect tiling and features a curved glass shower enclosure, a modern countertop basin set on fitted cabinetry, and a low-level WC. A window to the side elevation provides natural light and ventilation, creating a bright and practical space.

#### STORAGE GARAGE 39'3" x 5'8" (11.97m x 1.74m)

A Fantastic addition to the property with an electrically operated garage door both to the front and rear.

### LOCATION

Situated along the highly regarded Wheatley Lane Road, this property enjoys an enviable position within the sought-after village of Barrowford. The area is renowned for its blend of charming character, beautiful countryside and excellent local amenities. A short walk brings you to an array of boutique shops, cafés, bars and popular eateries, while well-regarded primary and secondary schools are also close by, making it an ideal location for families. For commuters, the

M65 motorway network is easily accessible, offering convenient links towards Burnley, Colne, Preston and beyond. Scenic walking routes, riverside paths and open countryside are right on the doorstep, providing a perfect balance of village living and outdoor lifestyle.

### 360 DEGREE VIRTUAL TOUR

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

### 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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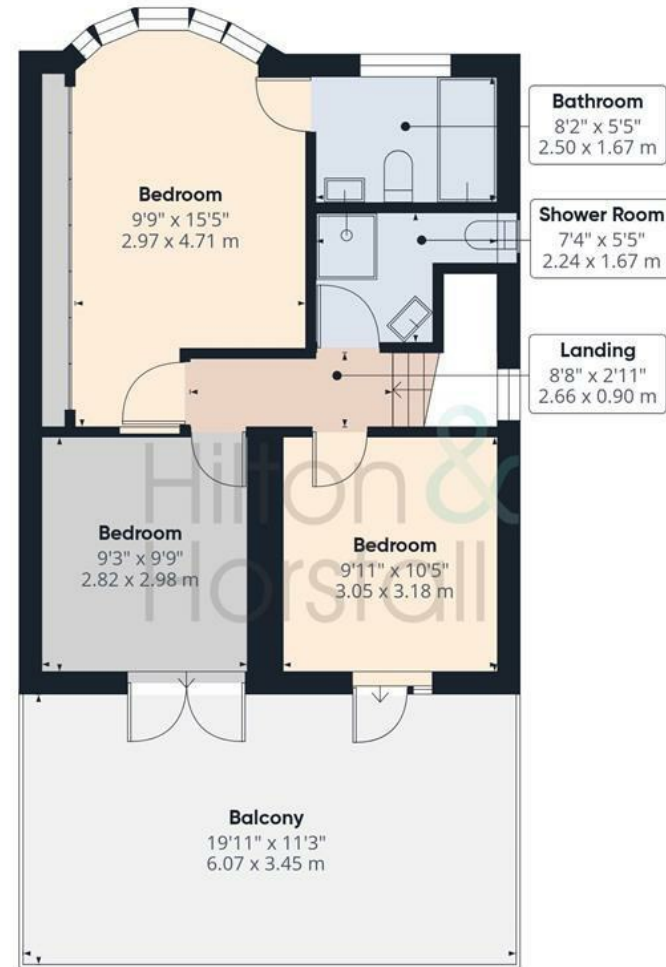
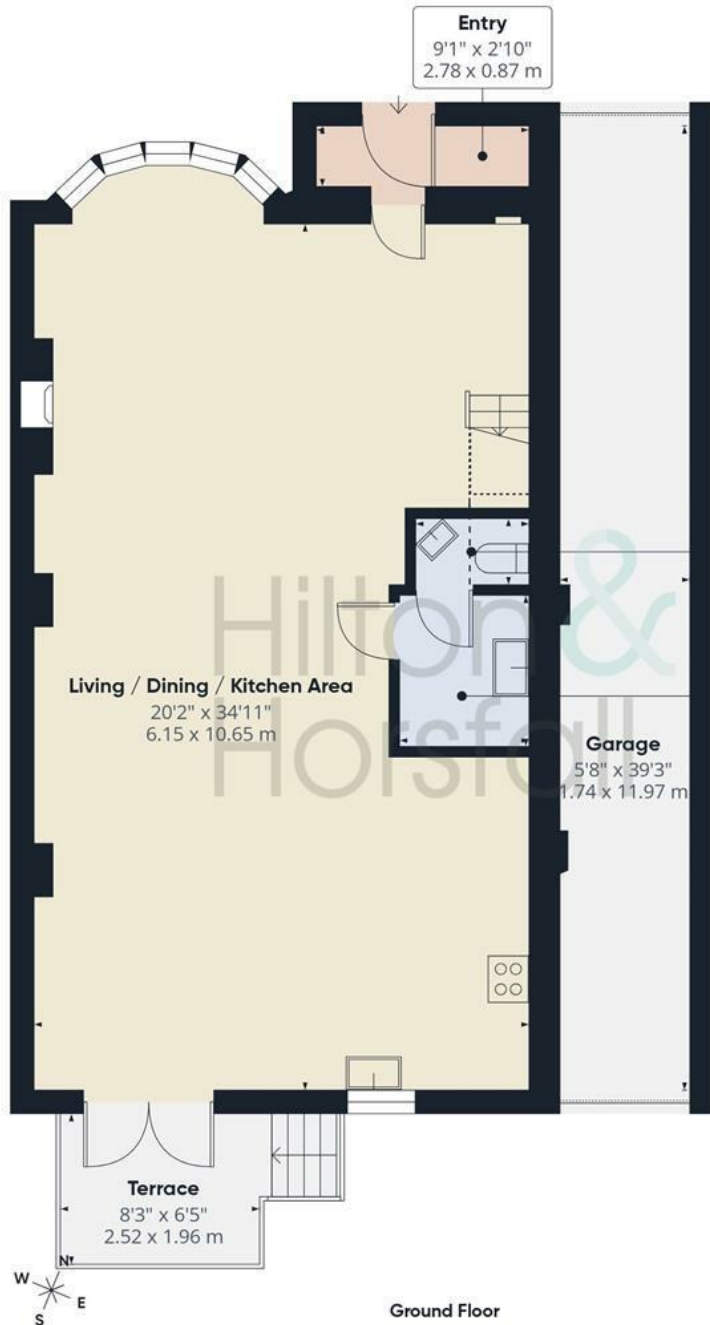


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## OUTSIDE

The south-facing rear garden enjoys an elevated and private setting, bordered by attractive stone walls and thoughtfully landscaped with lawned areas, established planting and stone pathways. A covered seating area creates a sheltered spot for year-round outdoor dining. Bedrooms two and three both open onto a superb first-floor balcony, offering a wonderful place to relax while taking in the far-reaching views across the surrounding countryside and rooftops, an ideal extension of the living space on warm days. A modern outbuilding provides additional storage.





Floor 1

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

1454 ft<sup>2</sup>

135.1 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)



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