







Hilton &  
Horsfall



## River Field Cottage, Gisburn Road, Barrowford

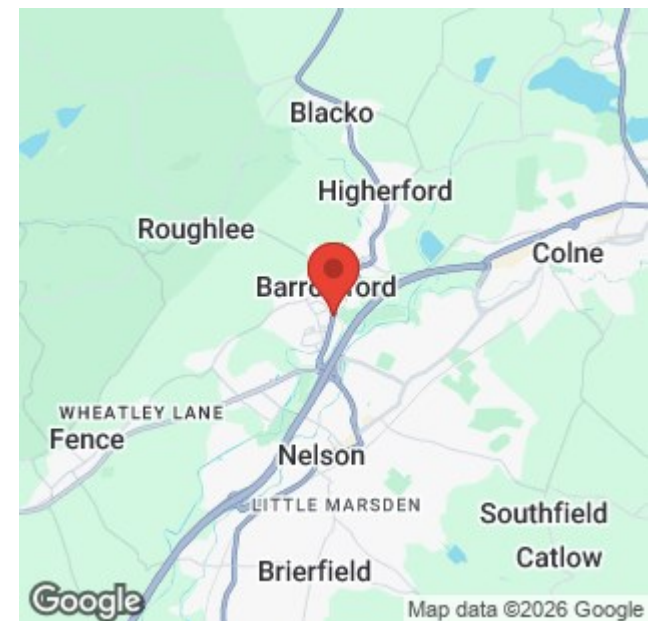
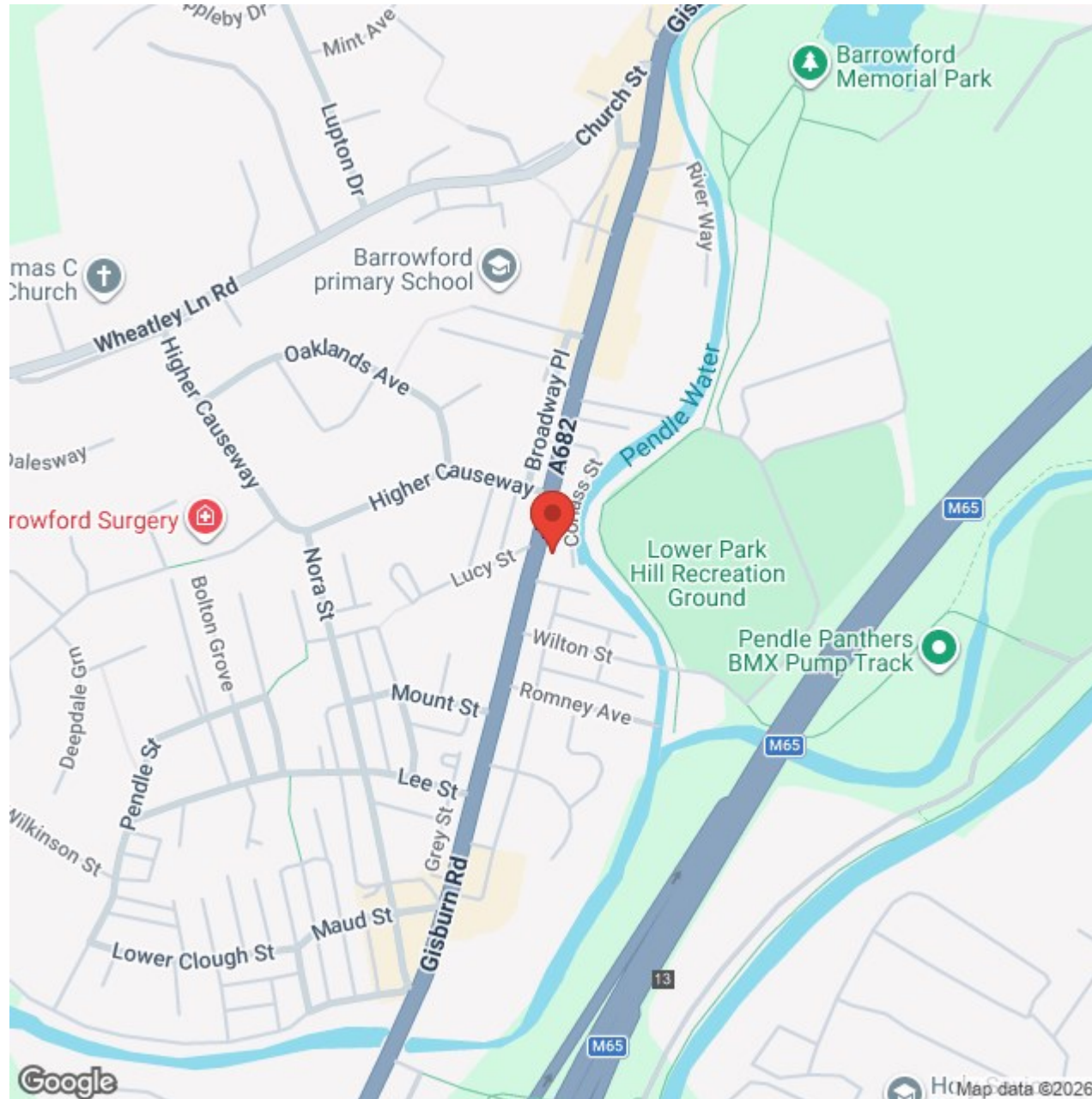
### Offers In The Region Of £200,000

- Immaculately presented stone-built mid-terrace
- Three well-proportioned bedrooms
- Spacious dining kitchen with garden access
- Modern three-piece bathroom suite
- Beautiful rear garden with patio area
- Off-road parking & open views over parkland and river

An immaculately presented three bedroom stone-built mid-terrace cottage located in the highly sought-after village of Barrowford, offering a perfect blend of modern living and character features throughout. This beautiful home has been tastefully updated by the current owner and briefly comprises a welcoming living room with a multi-fuel stove, a spacious dining kitchen with access out to the rear garden, three well-proportioned bedrooms and a modern bathroom suite. Externally, the property boasts a well-maintained rear garden with patio and lawn areas, ideal for outdoor entertaining, along with the added benefit of off-road parking to the rear. A standout feature is the stunning open aspect overlooking parkland and the river beyond, creating a peaceful and picturesque setting, all whilst being conveniently located close to local amenities, schools and transport links.











## Lancashire

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### GROUND FLOOR

#### LIVING ROOM 11'7" x 14'1" (3.55m x 4.30m)

A beautifully presented and inviting living room positioned to the front of the property, finished in a neutral colour palette which enhances the light and airy feel of the space, featuring a stylish multi-fuel stove set within a recessed chimney breast with a timber mantle above creating a lovely focal point, along with wood-effect flooring, a large window allowing plenty of natural light, ample space for furnishings, and bespoke fitted shelving within the alcove offering both practicality and character.

#### DINING KITCHEN 13'10" x 13'11" (4.24m x 4.26m)

A spacious and beautifully presented dining kitchen fitted with a range of modern shaker-style wall and base units, complemented by contrasting work surfaces and integrated appliances including a gas hob, extractor hood, oven, and microwave, with ample space for a dining table making it ideal for both everyday living and entertaining, further enhanced by wood-effect flooring, a large window and French doors to the rear allowing plenty of natural light and providing direct access out to the garden, along with the added benefit of useful under-stairs storage.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 11'8" x 14'0" (3.56m x 4.27m)

A generously sized and beautifully presented double bedroom positioned to the front of the property, featuring a large window allowing plenty of natural light, a tasteful neutral colour scheme, and ample space for freestanding furniture, complemented by fitted carpeting and a feature panelled wall which adds a touch of character, making this a comfortable and relaxing main bedroom.

#### BEDROOM TWO 10'10" x 8'0" (3.32m x 2.45m)

A well-presented bedroom positioned to the rear of the property enjoying pleasant open views over the adjoining parkland and river beyond, offering a light and airy feel with a large window allowing plenty of natural light, complemented by fitted carpeting and space for a bed and additional furnishings, making it an ideal guest room, child's bedroom or home office.

#### BEDROOM THREE 10'1" x 5'10" (3.09m x 1.80m)

A versatile third bedroom currently utilised as a dressing room, fitted with a range of open wardrobes providing excellent storage, along with a window to the rear enjoying pleasant views over the parkland and river beyond, offering a bright and airy feel, with the flexibility to be used as a single bedroom, home office or nursery.

#### BATHROOM 6'3" x 4'1" (1.93m x 1.27m)

A modern and stylish three-piece bathroom suite comprising a panelled bath with shower over, low level WC and a contemporary wall-mounted wash hand basin, complemented by sleek tiled walls, a heated towel rail, and quality fixtures and fittings, creating a clean and well-presented space.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/gisburn-road-barrowford>

### LOCATION

Situated on Gisburn Road in the highly desirable village of Barrowford, this property is ideally located within walking distance of a wide range of local amenities including shops, cafes, bars and well-regarded schools. Barrowford is

a popular location offering excellent transport links with easy access to the M65 motorway network, making it ideal for commuters. The property also benefits from a pleasant open aspect to the rear overlooking parkland and the river, providing a perfect balance between convenience and scenic surroundings.

### PUBLISHING

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### 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.





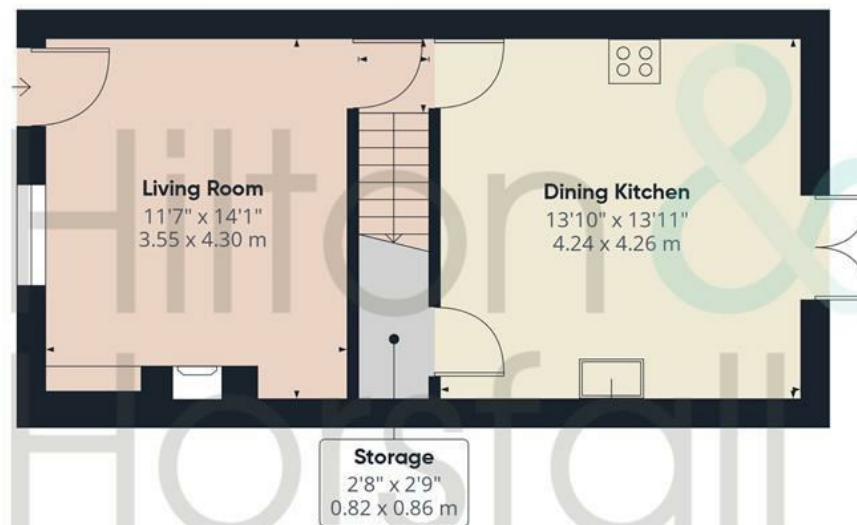


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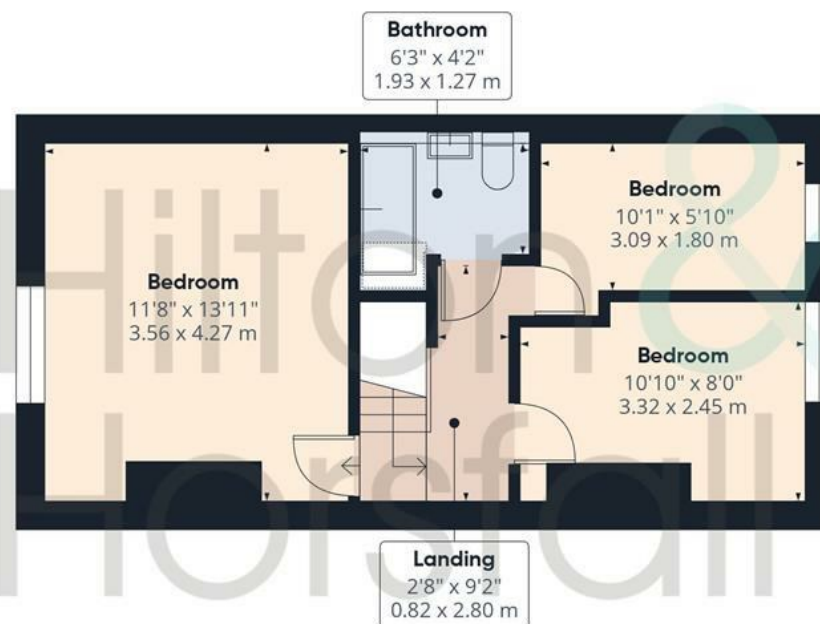
## OUTSIDE

To the front of the property is a charming stone-built terrace set back from the road behind a low-level stone wall, adding to its attractive kerb appeal. To the rear is a beautifully maintained garden comprising a flagged patio seating area and a laid lawn with stepping stone pathway, all enclosed by timber fencing making it ideal for outdoor entertaining. The property enjoys a superb open aspect to the rear overlooking parkland and the river beyond, and also benefits from off-road parking accessed from the rear.





Ground Floor



Floor 1

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

760 ft<sup>2</sup>

70.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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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