



Hilton &
Horsfall

BB9 6RR

Applegarth, Barrowford

Offers In The Region Of £425,000

- Four bedroom detached family home
- Highly desirable location in Barrowford
- Spacious living room, dining room & additional sitting room
- Well-appointed breakfast kitchen with access to the rear garden
- Principal bedroom with fitted wardrobes & en-suite
- South-facing rear garden, driveway & integral double garage

A superb four-bedroom detached family home located within a highly desirable residential development in Barrowford. Offering spacious and well-balanced accommodation throughout, the property is ideally suited to modern family living, with multiple reception rooms including a generous living room, formal dining room and a versatile additional sitting room created from a garage conversion. The well-appointed breakfast kitchen provides ample storage and workspace, along with space for everyday dining and direct access out to the rear garden. To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite shower room, alongside a family bathroom. Externally, the property benefits from a beautiful south-facing rear garden, perfect for outdoor entertaining, as well as a driveway and integral double garage. Situated close to local amenities, schools and excellent transport links, this is a fantastic opportunity to acquire a substantial family home in a sought-after location.





Lancashire

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

A welcoming entrance hallway providing access to the ground floor accommodation, with a staircase leading to the first floor

WC

A useful ground floor WC fitted with a low-level WC and wash hand basin. Finished with neutral décor, this convenient space is ideal for guests and everyday family use.

LIVING ROOM 11'10" x 17'11" (3.63m x 5.47m)

A beautifully presented and generously proportioned living room, offering a warm and inviting space ideal for both relaxing and entertaining. A large window to the front elevation allows for plenty of natural light, enhancing the soft, neutral décor throughout. The room is centred around an elegant feature fireplace with a decorative surround, creating a lovely focal point. Ample space is provided for multiple seating arrangements, making this a comfortable and versatile family living area.

DINING ROOM 14'2" x 11'3" (4.32m x 3.43m)

A well-proportioned dining room offering an ideal space for formal dining and entertaining. Sliding patio doors to the rear provide direct access out to the garden while allowing an abundance of natural light to flow through the room. There is ample space to accommodate a family-sized dining table and chairs, with pleasant views over the rear garden.

BREAKFAST KITCHEN 13'10" x 11'3" (4.22m x 3.45m)

A spacious and well-appointed breakfast kitchen fitted with a comprehensive range of wall and base units, complemented by ample work surface space and tiled splashbacks. The room incorporates a range-style cooker with extractor over, inset sink beneath a large window overlooking the rear garden, and space for additional appliances. There is plenty of room to accommodate a family dining table, making this a fantastic everyday living and dining space. A door provides direct access out to the rear garden.

UTILITY 8'3" x 4'9" (2.54m x 1.46m)

A practical utility room fitted with additional work surface and plumbing for a washing machine and dryer, along with space for a fridge freezer. The room also houses the Baxi combi boiler and provides useful additional storage, helping to keep the main kitchen area clutter-free.

SITTING ROOM 8'3" x 12'4" (2.52m x 3.76m)

A versatile additional reception room, formerly part of the garage and now thoughtfully converted to create a comfortable sitting room. A window to the front elevation allows for good natural light, while the layout provides flexibility for a variety of uses such as a snug, home office or playroom.

FIRST FLOOR / LANDING

BEDROOM ONE 12'4" x 11'8" (3.76m x 3.58m)

A spacious and well-presented double bedroom offering a comfortable and relaxing retreat. The room benefits from a range of fitted wardrobes and storage units, providing ample space for clothing and personal belongings while maximising floor space. A window to the front elevation allows for plenty of natural light, creating a bright and airy feel. There is also access through to an en-suite.

ENSUITE 7'11" x 5'10" (2.42m x 1.79m)

A well-proportioned en-suite shower room fitted with a walk-in shower enclosure, low-level WC and wash hand basin. The space is partly tiled and finished in neutral tones, with a window allowing for natural light and ventilation.

BEDROOM TWO 8'11" x 13'11" (2.72m x 4.25m)

A well-proportioned double bedroom benefiting from windows to both the front and rear elevations, allowing for an abundance of natural light throughout the day. The room provides ample space for bedroom furniture and is finished in neutral tones.

BEDROOM THREE 10'4" x 8'9" (3.16m x 2.69m)

A well-proportioned bedroom positioned to the rear of the property, enjoying pleasant views over the garden. The room offers ample space for bedroom furniture and would make an ideal guest room, child's bedroom or home office.

BEDROOM FOUR 6'6" x 8'10" (2.00m x 2.70m)

A well-proportioned single bedroom positioned to the front of the property, benefiting from a window allowing for natural light. The room offers space for essential bedroom furniture and would be well suited as a child's bedroom, nursery or home office, depending on requirements.

BATHROOM 8'5" x 5'10" (2.57m x 1.78m)

A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with shower over and glass screen, separate shower enclosure, low-level WC and wash hand basin. The room is partially tiled and benefits from two frosted windows, allowing for natural light and ventilation.

DOUBLE GARAGE 16'9" x 18'6" (5.13m x 5.66m)

A double garage providing excellent storage and secure parking, accessed via an up-and-over door to the front. The space also offers potential for further conversion (subject to the necessary permissions), making it a versatile addition to the property.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/applegarthbarrowford>

LOCATION

Situated within a highly sought-after residential development in Barrowford, this property occupies a prime position ideal for families. The village centre is within easy reach, offering a wide range of amenities including boutique shops, cafés, restaurants and bars. Excellent transport links are nearby, with

convenient access to the M65 motorway network providing routes to Burnley, Blackburn, Preston and beyond. The area is also well served by reputable primary and secondary schools, making it an attractive choice for families. Additionally, the surrounding countryside and scenic walks further enhance the appeal of this desirable location.

PUBLISHING

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OUTSIDE

Externally, the property boasts a superb south-facing rear garden, offering an ideal space for outdoor living and enjoying the sun throughout the day. The garden is predominantly laid to lawn and is complemented by a generous paved patio area, perfect for seating and entertaining. Well-stocked borders with a variety of mature shrubs and plants provide both colour and privacy, while a charming ornamental pond adds an attractive focal point. To the front, there is a neat lawned garden alongside a driveway providing off-road parking and access to the integral double garage, ensuring both practicality and convenience.





Ground Floor

Approximate total area⁽¹⁾

1685 ft²

156.5 m²



Floor 1

(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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