



Hilton &
Horsfall

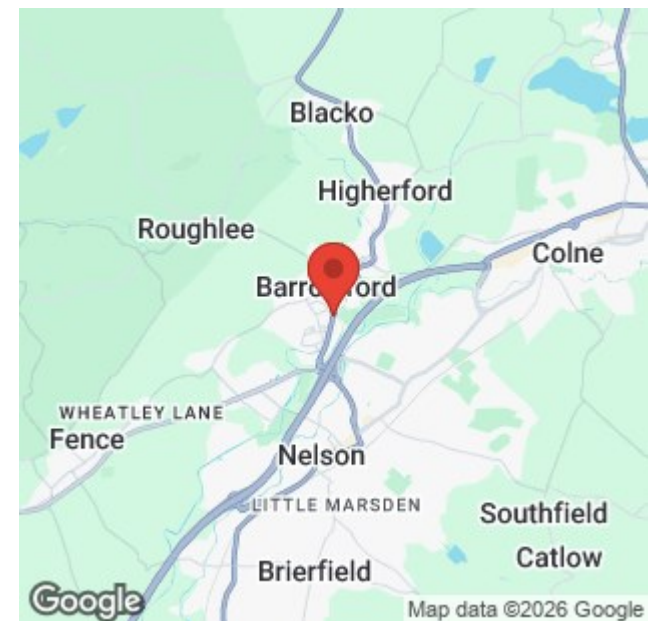
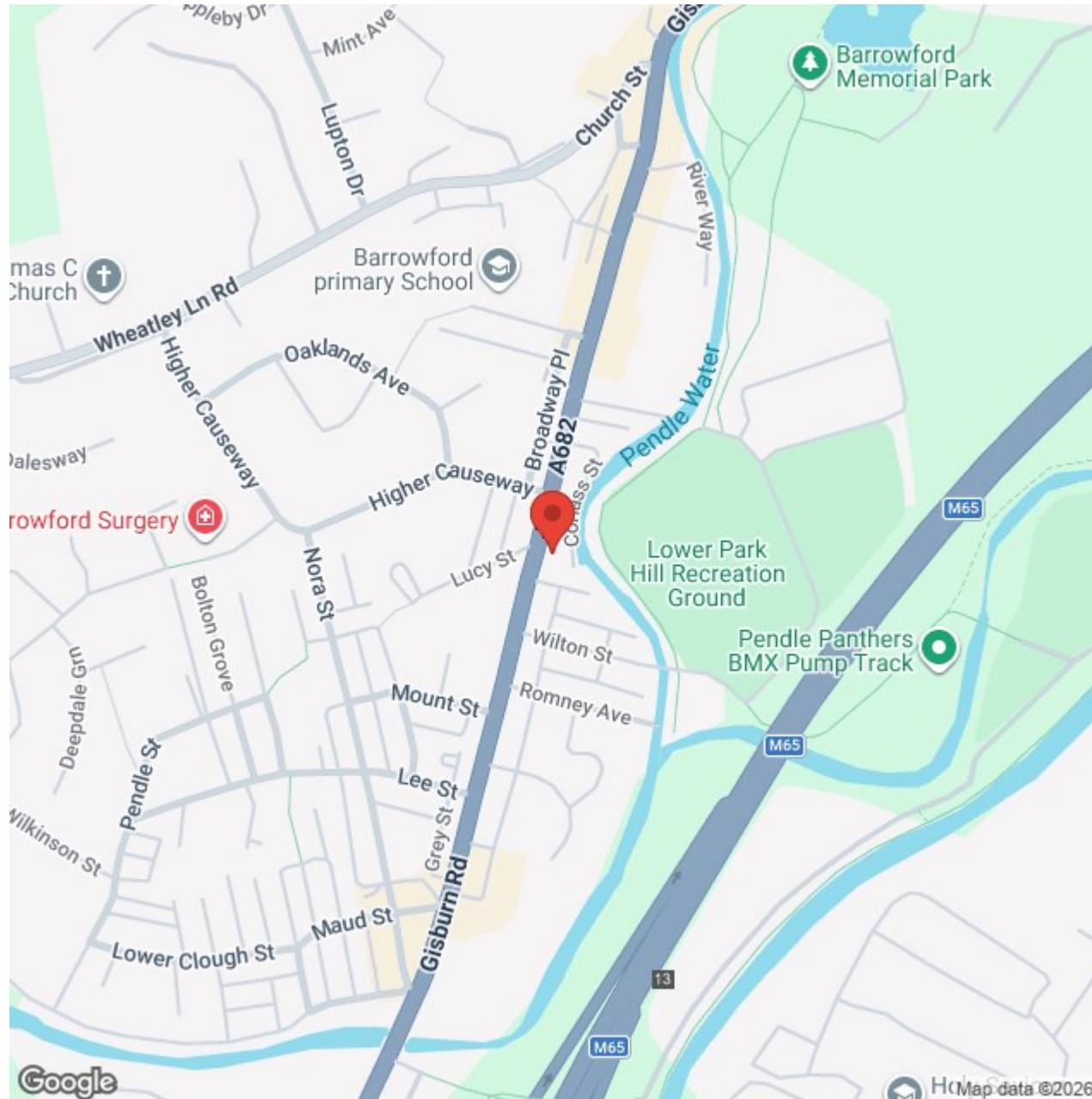
River Field Cottage, Gisburn Road, Barrowford

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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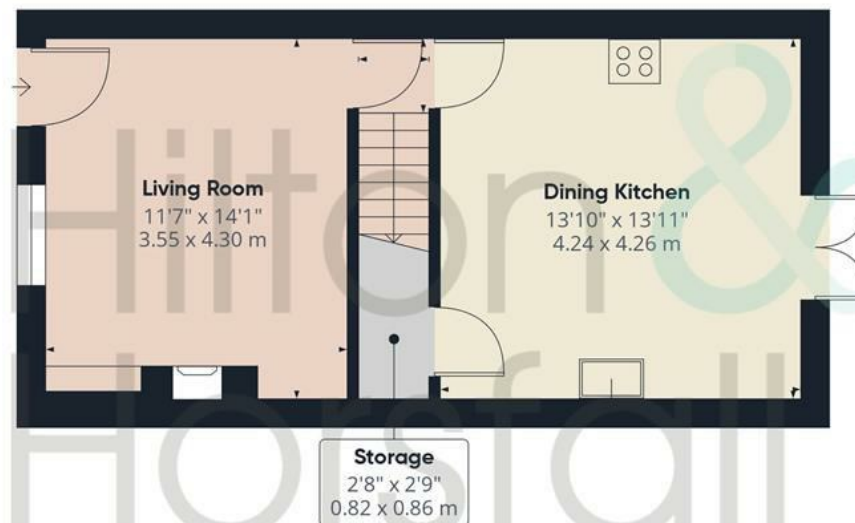


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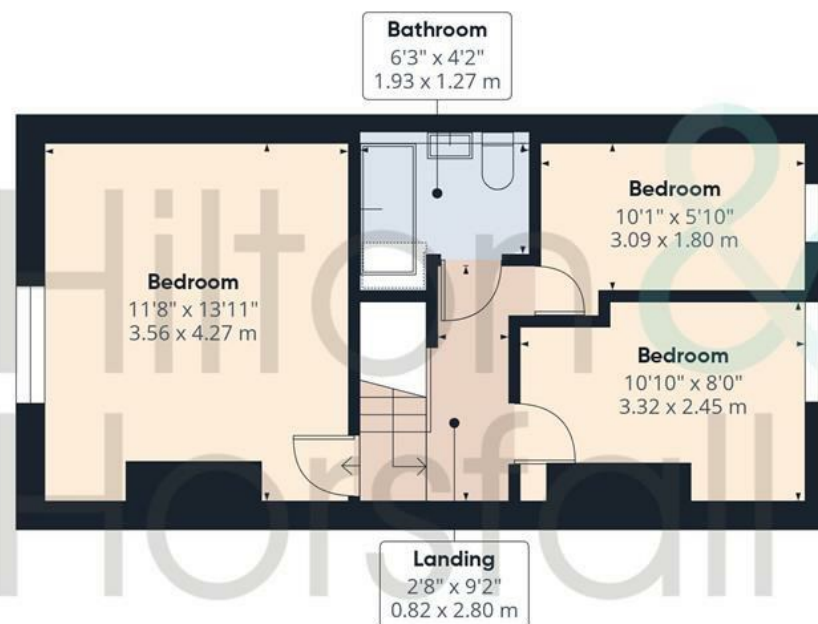
OUTSIDE

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⁽¹⁾

760 ft²

70.5 m²

(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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