

Olde Back Lane, Burnley

OFFERS IN THE REGION OF £474,950







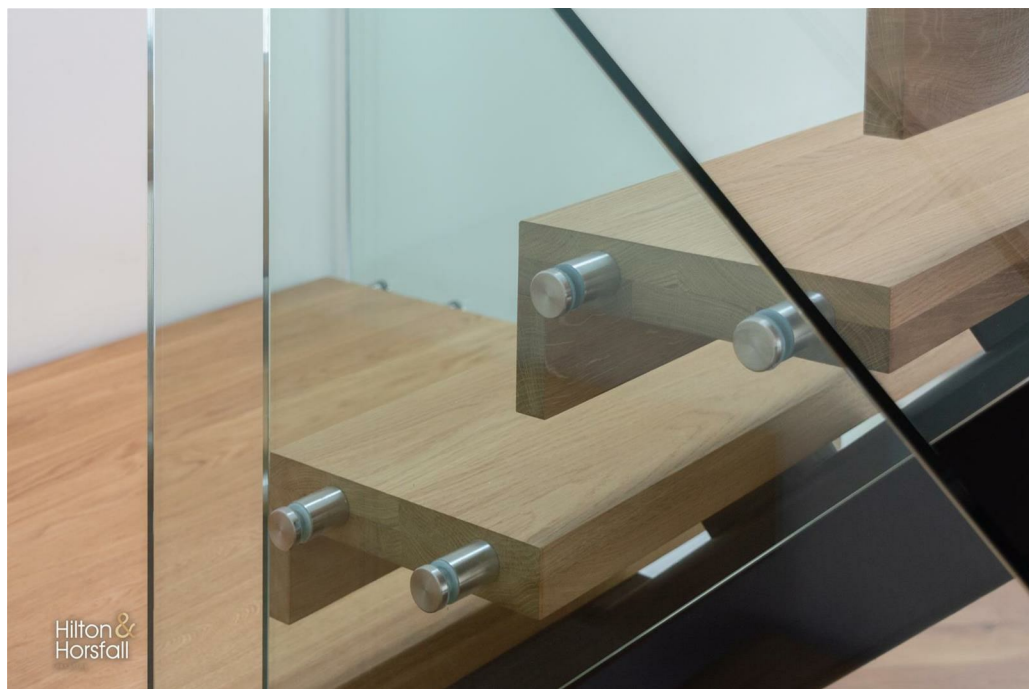
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- Newly built in 2025
- Stunning open-plan living space
- Floor-to-ceiling feature windows
- Bespoke black kitchen with island
- Luxury master suite with freestanding bath
- Private driveway and landscaped plot
- Detached outbuilding with solar panels — ideal studio, gym or office

A striking example of contemporary architecture in a peaceful setting, this newly completed residence on Olde Back Lane offers state-of-the-art living behind a classically inspired stone façade. Completed in 2025, the property combines modern design with exceptional build quality, featuring dramatic full-height glazing, a sleek black kitchen, and bold interior finishes throughout.

The layout is open and effortless, blending clean lines with premium materials to create a space that's as functional as it is impressive. From the precision-crafted staircase to the luxurious master suite with its freestanding bath and floor-to-ceiling windows, every detail has been carefully considered. Set on a generous private plot with a long driveway and lawned frontage, this is a one-of-a-kind home for those who value design, privacy, and precision.







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GROUND FLOOR

LIVING ROOM / DINING AREA 5.17m x 11.79m (16'11" x 38'8")

This expansive open-plan living and dining space is the heart of the home — effortlessly combining style and comfort. With herringbone flooring throughout, oversized glazing drawing in natural light, and a floating glass and oak staircase as a standout feature, the space feels bright, modern and luxurious. The living area is perfect for relaxing or entertaining, with seamless flow into the dining zone, which easily accommodates a large table for hosting family and friends. Clean lines, a neutral palette and sleek black accents complete the ultra-contemporary feel.

KITCHEN 5.24m x 5.23m (17'2" x 17'1")

The kitchen is a bold, design-led centrepiece finished in matte black with clean lines and a minimalist aesthetic. It features a large central island with integrated hob and sink, full-height cabinetry for a seamless look, and top-spec integrated appliances. A full-width picture window brings in an abundance of natural light while offering a framed view of the garden and driveway, making this a truly impressive and functional space for cooking, entertaining or everyday living.

UTILITY ROOM 1.63m x 2.18m (5'4" x 7'1")

GROUND FLOOR WC 1.62m x 1.73m (5'3" x 5'8")

The ground floor WC is finished to the same sleek standard as the rest of the home, featuring a stylish wall-hung black toilet and matching vanity unit with matte black fixtures. Set against crisp white walls and warm herringbone flooring, the space feels modern and well-balanced, with a frosted window providing natural light and privacy.

FIRST FLOOR / LANDING

Accessed via a striking floating staircase with oak treads, black steel supports and seamless glass balustrades, the landing continues the home's high-end design theme. The space is light and open, providing a gallery-style vantage point over the living area below while connecting to the upstairs rooms with sleek black doors and clean lines throughout. It's a true architectural feature that makes a statement the moment you reach the top.

BEDROOM ONE & ENSUITE 5.03m x 5.23m (16'6" x 17'1")

The master suite is a show-stopping space that combines luxury, scale and design-led finishes. A dramatic feature window floods the room with light and frames a stunning view of the grounds, while bespoke fitted wardrobes and a clean monochrome palette elevate the minimalist style. The en-suite is equally impressive, with a striking freestanding black bath, walk-in rainfall shower, wall-hung vanity and matching sanitaryware — all set against oversized tiles and detailing for a refined, spa-like finish.

BEDROOM TWO 3.96m x 3.48m (12'11" x 11'5")

This striking double bedroom boasts floor-to-ceiling apex windows that frame picturesque front-facing views and flood the space with natural light. Clean lines, crisp white walls and plush neutral carpet create a bright and inviting feel, while integrated black radiators and feature lighting add a modern edge. The room also benefits from a private en-suite, offering both comfort and practicality.

EN-SUITE SHOWER ROOM 1.97m x 1.96m (6'5" x 6'5")

Sleek and stylish, the en-suite to bedroom two features a modern walk-in shower with matte black fixtures, a wall-hung vanity unit with matching tap, and a wall-mounted toilet. A skylight above brings in natural light, enhancing the clean lines and crisp monochrome aesthetic throughout.

BEDROOM THREE 3.96m x 2.73m (12'11" x 8'11")

This bright and inviting double bedroom enjoys a peaceful atmosphere, elevated by sloped ceilings and large Velux-style windows that flood the space with natural light. The room is finished in clean, contemporary tones and offers ample floor space for furniture and storage, with access to its own private en-suite shower room.

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EN-SUITE SHOWER ROOM 1.98m x 1.23m (6'5" x 4'0")

Finished with the same contemporary elegance, the ensuite to bedroom three includes a glass walk-in shower, matt-black fittings, and a skylight that fills the room with natural light, complementing its minimalist design.

OUTBUILDING 9.49m x 3.27m (31'1" x 10'8")

A highly versatile detached outbuilding positioned to the rear of the main residence, offering exceptional potential for a variety of uses—whether as a home office, gym, studio, or guest accommodation (subject to any necessary consents). Benefitting from a generous internal footprint, and rooftop solar panels, this space is as functional as it is future proof—ideal for modern lifestyles or business needs.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/olde-back-lane-burnley/>

What3Words Directions

<https://w3w.co/juror.vets.insect>

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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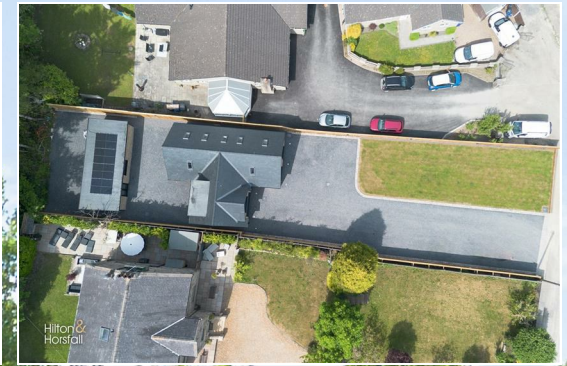














Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2039 ft²

189.4 m²

Reduced headroom

83 ft²

7.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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