Hilton & Horsfall


Hilton &
Horsfall

BB9 6AS

Whittycroft Drive, Barrowford

£367,000

• Beautifully remodelled three-bedroom semi-detached home • High-quality double-storey rear extension • Stunning open-plan breakfast kitchen and dining area • Stylish living room with wood-effect gas stove • Finished to exacting standards throughout • Private rear garden and off-road parking

A truly stunning three-bedroom semi-detached home located in the highly regarded village of Barrowford, having been extensively remodelled and significantly enhanced by a high-quality double-storey rear extension. Finished to exacting standards throughout, the property offers beautifully presented and thoughtfully designed living accommodation, perfectly suited to modern family life, with a stylish living room featuring a wood-burning stove and an impressive open-plan breakfast kitchen and dining area forming the heart of the home.

The first floor provides three well-proportioned bedrooms, including a superb principal bedroom benefitting from the rear extension, along with a contemporary family bathroom, all finished in soft neutral tones and presented to an exceptional standard. Externally, the property enjoys off-road parking and a private, enclosed rear garden with patio seating and lawn, while its convenient Barrowford location offers easy access to local amenities, well-regarded schools, countryside walks and excellent transport links, making this a home that is ready to move straight into and enjoy.

Hilton & Horsfall

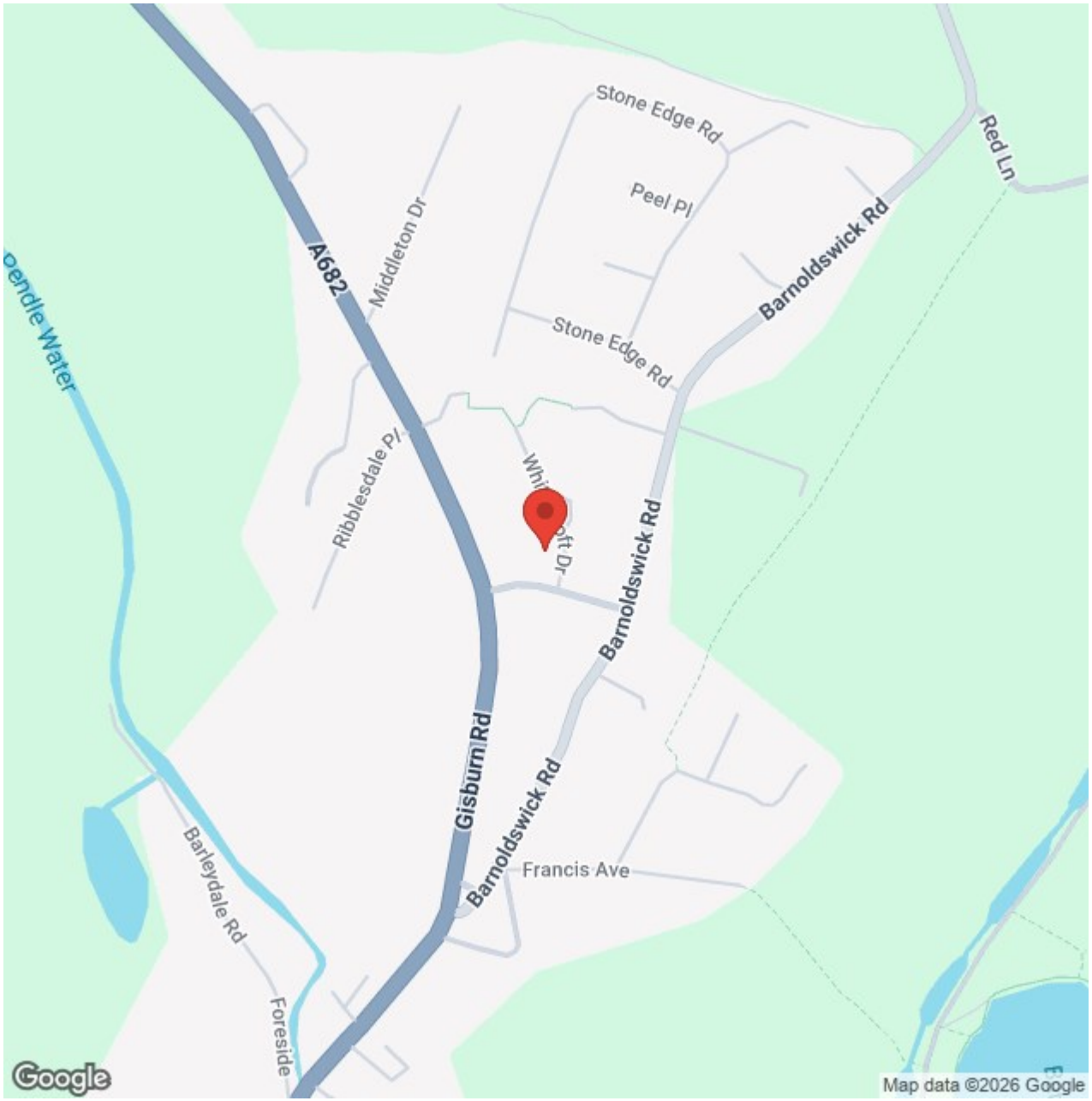
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


Stone Edge Rd
Red Ln
Peel Pl
A682
Middleton Dr
Barnoldswick Rd
Stone Edge Rd
Ribblesdale Pl
Barnoldswick Rd
Gisburn Rd
Barnoldswick Rd
Francis Ave
Barleydale Rd
Foreside
Google
Map data ©2026 Google


gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies


Greystone
Gisburn Rd
Skipton Rd
Foulridge
Blacko
Higherford
Roughlee
Colne
Barrowford
M65
Nelson
Google
Map data ©2026 Google


Hilton &
Horsfall


Hilton &
Horsfall


Hilton &
Horsfall


TOYS
Hilton &
Horsfall

BB9 6AS

Lancashire

A truly stunning three-bedroom semi-detached home located in the highly regarded village of Barrowford, having been extensively remodelled and significantly enhanced by a high-quality double-storey rear extension. Finished to exacting standards throughout, the property offers beautifully presented and thoughtfully designed living accommodation, perfectly suited to modern family life, with a stylish living room featuring a wood-burning stove and an impressive open-plan breakfast kitchen and dining area forming the heart of the home.

The first floor provides three well-proportioned bedrooms, including a superb principal bedroom benefitting from the rear extension, along with a contemporary family bathroom, all finished in soft neutral tones and presented to an exceptional standard. Externally, the property enjoys off-road parking and a private, enclosed rear garden with patio seating and lawn, while its convenient Barrowford location offers easy access to local amenities, well-regarded schools, countryside walks and excellent transport links, making this a home that is ready to move straight into and enjoy.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming and well-presented entrance hall setting the tone for the quality found throughout the home, featuring stylish flooring, soft neutral décor and a staircase rising to the first floor. The space provides access to the principal ground floor rooms and benefits from useful under-stairs storage, creating a practical yet elegant first impression on arrival.

LIVING ROOM 21'1" x 10'9" (6.44m x 3.28m)
A beautifully presented and generously proportioned living room, finished in a calm neutral palette and flooded with natural light via the front bay window, creating a bright and welcoming space. The room centres around a stylish wood-effect gas stove set within a recessed fireplace with timber mantel and stone hearth, forming an attractive focal point, while plush carpeting, recessed ceiling spotlights and elegant wall panelling add to the refined finish. Offering ample space for a range of seating arrangements, this is an ideal room for both everyday family living and relaxing evenings, with double doors to the rear providing a seamless flow through to the open-plan kitchen and dining area.

BREAKFAST KITCHEN 8'7" x 18'9" (2.63m x 5.74m)
A stunning breakfast kitchen forming the heart of this beautifully remodelled home, finished to an exceptional standard and perfectly open to the dining area. Fitted with a range of high-quality, shaker-style units complemented by sleek work surfaces and a central breakfast bar, the kitchen offers both style and practicality, with integrated appliances, ample storage and contemporary lighting throughout. Herringbone flooring flows seamlessly through the space, while a large window and sliding doors flood the room with natural light and provide direct access to the rear patio and garden, making this an ideal setting for everyday family living and entertaining alike.

DINING AREA
The dining area sits open to the breakfast kitchen, forming part of the impressive rear extension and creating a superb space for both everyday family living and entertaining. Finished with stylish herringbone flooring and elegant wall panelling, the area comfortably accommodates a full dining suite and enjoys an abundance of natural light via large sliding doors that open directly onto the rear patio and garden, seamlessly blending indoor and outdoor living.

GROUND FLOOR WC 4'3" x 2'11" (1.32m x 0.91m)
A stylish and well-appointed ground floor WC, finished with contemporary tiling and tasteful décor, featuring a modern wall-mounted wash hand basin, WC and sleek black fittings. Perfectly positioned for everyday convenience, this space has been thoughtfully designed to complement the high standard of finish found throughout the home.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 13'8" (4.13m x 4.18m)
A superbly proportioned double bedroom located to the rear of the property, significantly enhanced by the double-storey extension and offering an excellent amount of floor space. Finished in soft neutral tones with plush carpeting and recessed ceiling spotlights, the room enjoys plenty of natural light and comfortably accommodates a full range of bedroom furniture, including wardrobes and a dressing or workspace area, making it a calm and relaxing principal bedroom.

BEDROOM TWO 11'5" x 10'11" (3.48m x 3.34m)
A generous double bedroom positioned to the front of the property, finished in soft neutral tones and enjoying plenty of natural light. Well-proportioned and versatile, the room offers ample space for bedroom furniture and storage, making it ideal as a second double bedroom, child's room or guest bedroom, all presented to the same high standard found throughout the home.

BEDROOM THREE 7'7" x 10'11" (2.33m x 3.34m)
A well-presented third bedroom located to the rear of the property, finished in soft neutral tones and enjoying a pleasant outlook. The room is ideally suited for use as a child's bedroom, nursery or home office and continues the high standard of finish seen throughout the home, offering a bright and comfortable space with flexibility to suit a range of needs.

BATHROOM 8'5" x 8'6" (2.57m x 2.61m)
A contemporary family bathroom positioned to the front of the property, finished to an excellent standard and designed with both style and practicality in mind. The suite comprises a modern bath with glazed shower screen and rainfall shower, low-level WC and a sleek vanity wash hand basin, complemented by stylish tiling, an illuminated mirror and contemporary fittings throughout, creating a clean and elegant space.

LOCATION
Whittycroft Drive is a highly regarded residential location in the heart of Barrowford, conveniently positioned for access to a range of local amenities, well-regarded schools and scenic countryside walks. The village offers a selection of independent shops, cafés and restaurants, along with excellent transport links via the M65 motorway network, providing easy commuting to Burnley, Colne and beyond, while the surrounding Ribble Valley and Pendle countryside offer an abundance of outdoor leisure opportunities.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/whittycroft-dr-bford

PUBLISHING
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.

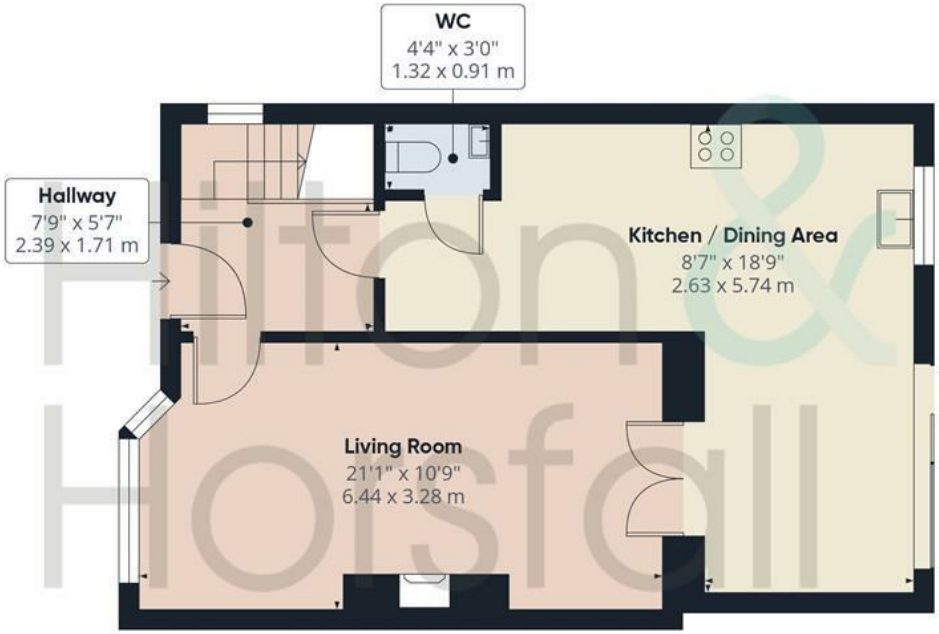

Hilton & Horsfall



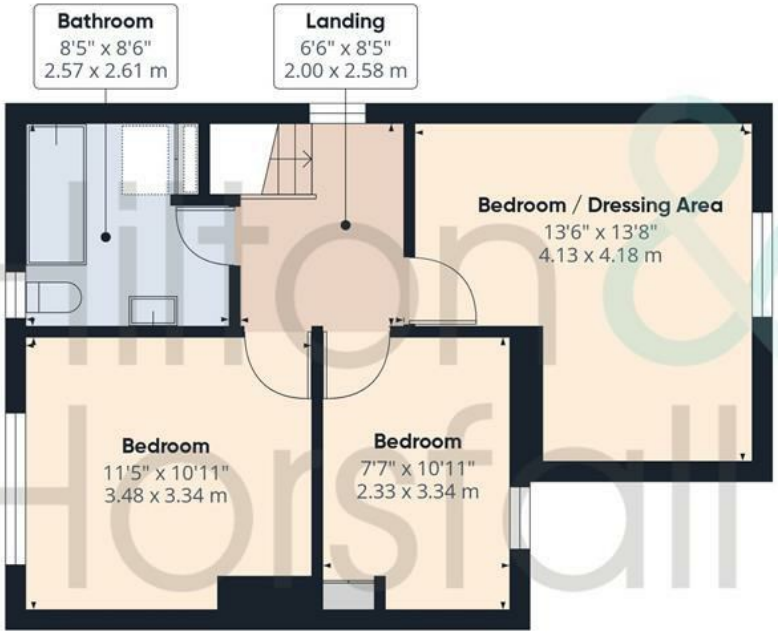
BB9 6AS

OUTSIDE

To the front of the property is a well-maintained frontage providing off-road parking, while to the rear is a private and enclosed garden offering a lovely outdoor space for both relaxation and entertaining. The garden features a paved patio area directly accessible from the kitchen and dining area, ideal for outdoor seating, along with a neat lawn and established boundaries, creating a secure and family-friendly setting that complements this beautifully presented home.



Ground Floor



Floor 1



Hilton & Horsfall

Approximate total area(1)

1020 ft²

94.7 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.


Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024