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BB18 5HA

## Gisburn Road, Barnoldswick

£425,000

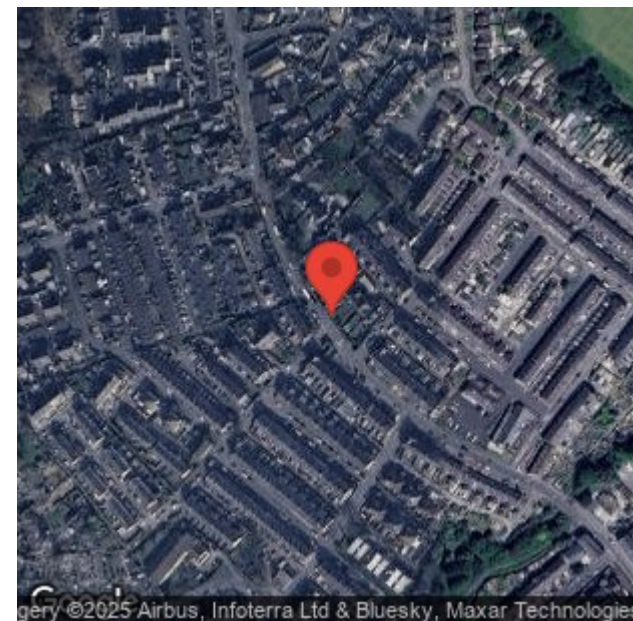
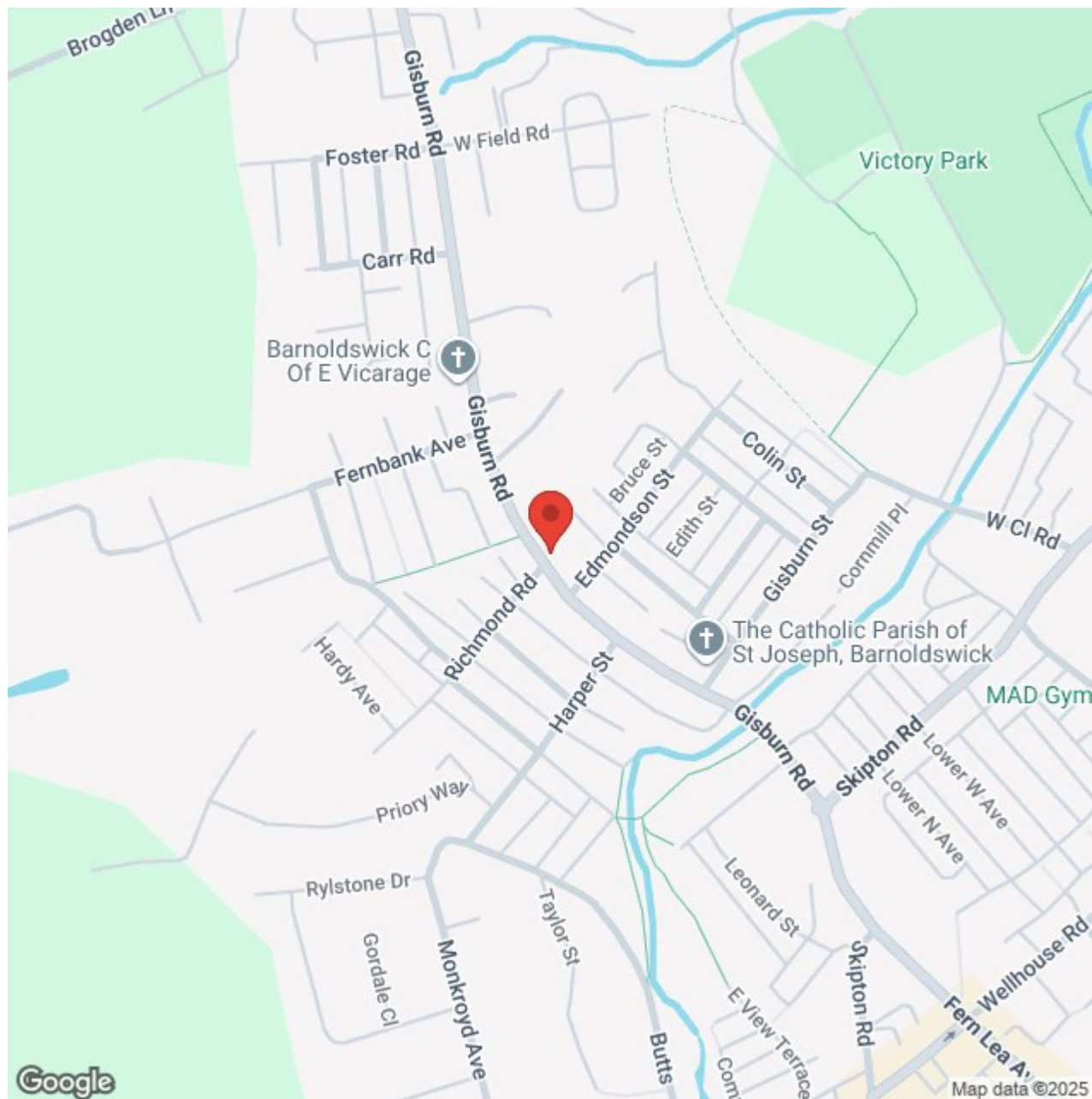
- Substantial four bedroom semi-detached family home
- Two reception rooms plus a spacious dining kitchen
- Master bedroom complete with ensuite facilities
- Modern family shower room
- Detached garage and parking for up to four cars
- Mature front garden and private rear patio

A rare opportunity to acquire this substantial four bedroom semi-detached home, situated along the ever-popular Gisburn Road in Barnoldswick. This characterful property offers a wealth of space arranged over two floors, blending traditional features with modern comforts, making it ideal for growing families.

The home boasts two well-proportioned reception rooms, a spacious dining kitchen, and a large utility room, while upstairs you'll find four generous bedrooms, including a master with ensuite facilities, and a stylish family shower room. Externally, the property enjoys a delightful front garden, a private rear patio, and the added benefit of a detached garage alongside parking for up to four vehicles – a rare find in this sought-after location.













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# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### ENTRANCE HALLWAY

A welcoming hallway featuring decorative stained-glass panels, dado panelling, and high ceilings that immediately showcase the character of the home. From here, there is access to both reception rooms, the breakfast kitchen, and the ground floor WC. The staircase leads up to the first floor, with useful storage and a bright, airy feel throughout.

### GROUND FLOOR WC

Conveniently located off the entrance hallway, the ground floor WC is fitted with a modern suite comprising a low-level toilet and a wall-mounted wash basin. Finished in a contemporary style, it provides a practical addition to the ground floor layout.

### LIVING ROOM 20'1" x 13'10" (6.130m x 4.233m)

Located to the front of the property and accessed via the entrance hallway, this impressive reception room boasts generous proportions and an abundance of natural light. A large bay-style window with fitted blinds overlooks the garden, creating a bright and airy atmosphere, while decorative coving and a ceiling rose add character. The focal point of the room is the feature fireplace with log-burning stove, offering both charm and practicality. The space is versatile enough to accommodate both a comfortable lounge area and a dining or study nook.

### SITTING ROOM 13'11" x 16'0" (4.260m x 4.878m)

Also positioned to the front of the property and accessed via the main hallway, this elegant second reception room offers a versatile space, ideal as a formal sitting room, snug, or family room. A large window floods the room with natural light, while the feature fireplace with decorative surround and tiled insert adds a striking focal point. High ceilings, ornate coricing, and a detailed ceiling rose enhance the period charm, perfectly complementing the modern décor.

### BREAKFAST KITCHEN 13'0" x 13'10" (3.978m x 4.235m)

Positioned to the rear of the property, the kitchen is fitted with a range of modern wall and base units with complementary work surfaces and tiled flooring. A central island with breakfast bar seating provides a sociable hub, while a feature stove set into a chimney breast adds character and warmth. The kitchen is equipped with an integrated oven, hob with extractor over, and space for freestanding appliances including an American-style fridge freezer. A door gives access out to the rear external, while an internal door leads through to the large utility room.

### UTILITY ROOM 13'4" x 11'2" (4.080m x 3.411m)

A particularly spacious and practical utility room, fitted with additional work surfaces and shelving, providing excellent storage solutions. There is ample space and plumbing for appliances such as a washing machine and fridge freezer, making it an ideal complement to the main kitchen. A window brings in natural light, and a door leads directly out to the rear external.

### FIRST FLOOR / LANDING

A spacious landing area filled with natural light, featuring traditional panelling and neutral décor that continues the home's characterful feel. From here, there is access to all first floor bedrooms and the family shower room.

### BEDROOM FOUR 13'6" x 8'1" (4.117m x 2.476m)

Accessed from the half landing on the way up to the main first floor landing, this well-proportioned double bedroom is positioned to the rear of the property. The room benefits from a built-in storage cupboard/wardrobe and enjoys the convenience of an ensuite shower room, making it ideal as a private guest suite, teenager's room, or home office with added facilities.

### EN-SUITE SHOWER ROOM

### BEDROOM ONE 11'1" x 15'10" (3.384m x 4.827m)

A generous master bedroom positioned to the front of the property, featuring a large window that allows plenty of natural light. This well-presented room benefits from access to a walk-in wardrobe and a contemporary ensuite shower room, finished to a high standard with modern fittings and a stylish design. A superb private retreat within the home.

### WALK-IN WARDROBE 10'9" x 4'1" (3.293m x 1.265m)

### EN-SUITE SHOWER ROOM 7'8" x 10'5" (2.337m x 3.195m)

A luxurious and contemporary ensuite, finished to a superb standard with a striking design. The suite comprises a large walk-in rainfall shower, a modern freestanding bathtub, a wall-hung WC, and a stylish vanity unit with countertop basin and illuminated mirror. Finished with bold wall coverings, quality tiling, and sleek matt black fittings, this space provides a spa-like retreat within the home.

### BEDROOM TWO 13'10" x 12'0" (4.223m x 3.672m)

A spacious double bedroom located to the front of the property, featuring a large window that frames pleasant views and fills the room with natural light. With high ceilings, decorative coricing, and a neutral décor, this room offers flexibility for use as a comfortable bedroom or study space.

### BEDROOM THREE 9'6" x 13'0" (2.921m x 3.969m)

Situated to the rear of the property, this bright bedroom offers a comfortable space with neutral flooring and a feature wall, it is well suited as a child's bedroom, guest room, or study.

### FAMILY SHOWER ROOM 5'7" x 8'11" (1.718m x 2.724m)

A stylish and contemporary family shower room, recently updated with high-quality fittings. The suite includes a walk-in rainfall shower, wall-hung WC, and a modern vanity unit with inset wash basin. Finished with feature wood panelling, attractive tiling, and gold fixtures, the room combines practicality with a luxurious feel.

### GARAGE 24'11" x 12'4" (7.603m x 3.769m)

A detached garage positioned to the rear of the property, offering excellent storage and practicality. The main area provides space for vehicles or general

storage, while to the back there is a separate section accessed via its own UPVC door, currently utilised as a versatile space — ideal as a workshop, hobby room, or additional secure storage.

### GARAGE ROOM 9'5" x 11'10" (2.885m x 3.630m)

### LOCATION

The property is located along Gisburn Road, one of Barnoldswick's well-regarded residential areas, within easy reach of the town centre. Barnoldswick offers a wealth of independent shops, cafes, and local amenities, alongside highly regarded primary and secondary schools. The town is surrounded by beautiful countryside, with excellent walking routes nearby, while also being well connected by road links to Skipton, Colne, and the wider Lancashire and Yorkshire areas.

### 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 lies a mature garden with a pathway leading to the entrance, providing a welcoming approach and a good degree of privacy. To the rear, there is a low-maintenance patio area ideal for outdoor dining or entertaining, complemented by raised planting and screening for added seclusion. Beyond this, the property benefits from a detached garage and a large off-road parking area with space for up to four vehicles, accessed from the rear — a fantastic feature for families or households with multiple cars.









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