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St Thomas Vicarage, Wheatley Lane Road, Barrowford

Offers In The Region Of £399,950

• Distinctive Detached Former Vicarage • Generous Corner Plot & Established Gardens • Driveway & Detached Garage • Desirable Barrowford Location • Available With No Onward Chain • Three Versatile Reception Rooms • Four Well-Proportioned Bedrooms

An exciting opportunity to acquire St Thomas Vicarage, a distinctive four-bedroom detached former vicarage occupying a generous corner plot on Wheatley Lane Road in the popular village of Barrowford. With attractive bay-fronted elevations, established gardens and spacious accommodation arranged over two floors, this property offers excellent potential for purchasers looking to create a family home tailored to their own tastes and requirements. Briefly comprising an entrance vestibule leading through to the entrance hallway, two generously proportioned reception rooms with attractive bay windows and parquet flooring, and a versatile third reception room ideally suited to use as a snug, study or home office. The kitchen offers a range of fitted units and space for a breakfast table, with access to a useful separate utility room. A ground floor WC completes the downstairs accommodation. To the first floor are four well-proportioned bedrooms, two of which benefit from attractive bay windows, together with a family bathroom fitted with a four-piece suite incorporating a separate bath and shower enclosure. Several rooms enjoy pleasant aspects towards the surrounding area, including distant hillside views. Externally, the property occupies a generous plot with established lawned gardens, mature shrubs and planted borders, providing plenty of space for outdoor enjoyment. A driveway provides off-road parking, together with a detached timber garage offering useful additional storage. Situated in a desirable part of Barrowford, the property is well placed for access to village amenities and the surrounding countryside. Combining its history as a former vicarage with versatile living accommodation and excellent scope for modernisation, this is a particularly interesting opportunity for those seeking a substantial detached home in a sought-after village setting. Available with no onward chain.

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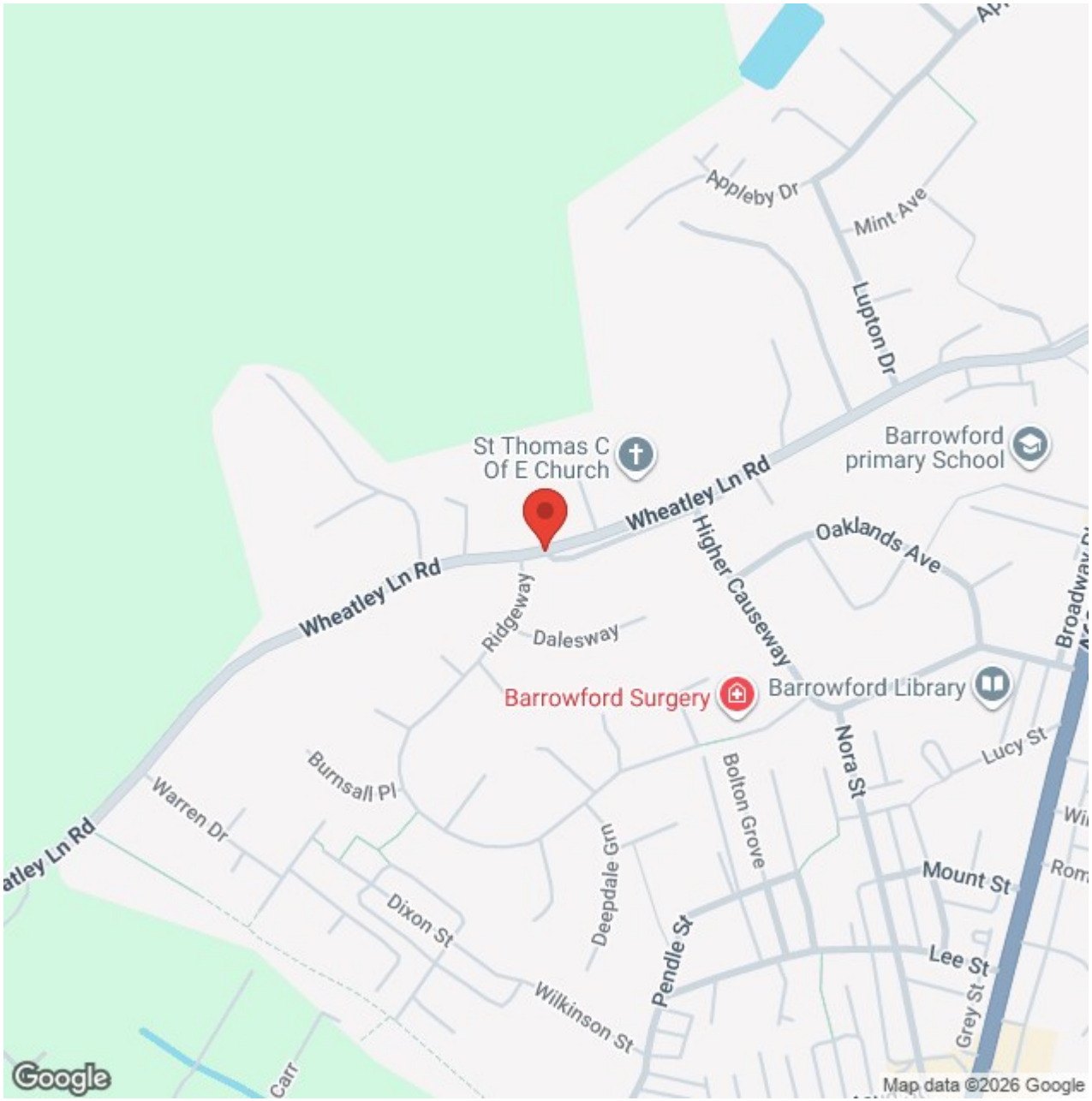
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Mint Ave
Lupton Dr
St Thomas C
Of E Church
Barrowford
primary School
Wheatley Ln Rd
Wheatley Ln Rd
Higher Causeway
Oaklands Ave
Ridgeway
Dalesway
Barrowford Surgery
Barrowford Library
Broadway
Lucy St
Nora St
Bolton Grove
Burnsall Pl
Warren Dr
Deepdale Grn
Mount St
Dixon St
Pendle St
Lee St
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Blacko
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GROUND FLOOR

ENTRANCE 4'1" x 3'10" (1.26m x 1.17m)
A useful entrance vestibule providing space for coats and shoes, with access through to the main entrance hallway.

HALLWAY 9'5" x 2'9" (2.89m x 0.86m)
A welcoming entrance hallway providing access to the principal ground floor rooms, with a staircase ascending to the first floor landing.

SITTING ROOM 10'0" x 16'3" (3.06m x 4.96m)
A spacious and naturally light reception room featuring an attractive bay window, additional windows allowing plenty of natural light to flow through, parquet flooring, ceiling coving, a wall-mounted fire and a central heating radiator. Offering ample space for freestanding furniture and scope to create a comfortable family sitting room.

LIVING ROOM 16'9" x 10'10" (5.12m x 3.31m)
A generously proportioned dual-aspect reception room enjoying an attractive bay window and a further window overlooking the garden, allowing an abundance of natural light into the room. Featuring parquet flooring, ceiling coving, neutral décor and a central heating radiator. A versatile space offering ample room for freestanding furniture, equally suited to everyday family living or formal dining.

SNUG / STUDY 10'0" x 9'8" (3.07m x 2.97m)
A versatile third reception room enjoying a dual aspect with two windows allowing plenty of natural light into the room. Having carpeted flooring and a central heating radiator, this space would lend itself well to use as a cosy snug, home office, study or children's playroom, depending on individual requirements.

KITCHEN 12'10" x 10'9" (3.92m x 3.29m)
A well-proportioned kitchen fitted with a range of wood-effect wall and base units, contrasting work surfaces, tiled splashbacks, a stainless steel sink and drainer with mixer tap, space for freestanding appliances and an extractor hood. Having additional built-in storage cupboards, wood-effect flooring, a central heating radiator and a large window overlooking the garden. Offering space for a breakfast table and chairs, with a glazed door providing access to the adjoining utility room.

UTILITY ROOM 5'7" x 9'9" (1.71m x 2.98m)
A useful separate utility room fitted with a base storage unit, work surface, tiled splashbacks and a stainless steel sink and drainer with mixer tap. Having space beneath the work surface for freestanding appliances, wood-effect flooring, a central heating radiator, an obscure glazed window and an external door providing access to the garden.

GROUND FLOOR WC 4'3" x 6'0" (1.31m x 1.85m)
A useful ground floor cloakroom comprising a WC and wash basin, conveniently accessed from the entrance hallway and benefiting from a window providing natural light.

FIRST FLOOR / LANDING
A naturally light first floor landing having carpeted flooring, a window overlooking the side elevation and access to all four bedrooms and the family bathroom.

BEDROOM ONE 10'0" x 14'3" (3.06m x 4.36m)
A spacious double bedroom enjoying a dual aspect with an attractive bay window affording distant hillside views and a further window allowing natural light into the room. Having a pedestal wash basin with mixer tap, carpeted flooring and a central heating radiator. Offering ample space for a double bed, wardrobes and additional freestanding bedroom furniture.

BEDROOM TWO 10'1" x 12'11" (3.08m x 3.95m)
A further well-proportioned double bedroom enjoying a dual aspect, with an attractive bay window offering views towards St Thomas' Church and a further window allowing plenty of natural light into the room. Having carpeted flooring, a central heating radiator and ample space for a double bed, wardrobes and additional freestanding bedroom furniture.

BEDROOM THREE 14'7" x 9'9" (4.47m x 2.99m)
A generously proportioned third double bedroom featuring two windows allowing plenty of natural light into the room, carpeted flooring and ample space for a double bed, wardrobes and additional freestanding bedroom furniture.

BEDROOM FOUR 8'0" x 10'9" (2.46m x 3.29m)
A well-proportioned fourth bedroom having carpeted flooring, a central heating radiator and a window allowing natural light into the room. Offering space for a bed and freestanding wardrobe storage, this room would also lend itself well to use as a home office or dressing room.

BATHROOM 4'3" x 10'8" (1.30m x 3.27m)
Fitted with a four-piece suite comprising a panelled bath with mixer tap, separate curved glazed shower enclosure, wash basin and low-level WC. Having partially tiled walls, wood-effect flooring, a chrome ladder-style heated towel rail, extractor fan and an obscure glazed window allowing natural light into the room whilst maintaining privacy.

DETACHED GARAGE
A detached timber garage with double opening doors and windows to the side elevation, providing useful additional storage space and offering potential for use as a workshop.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/st-thomas-vicarage

LOCATION
Situated on Wheatley Lane Road in the popular Lancashire village of Barrowford, St Thomas Vicarage is well placed for access to a range of local amenities, including independent shops, boutiques, cafés, restaurants and local schools. The village is home to Barrowford Park and the Pendle Heritage Centre, with attractive countryside and scenic walking routes in the surrounding area. The nearby M65 motorway provides convenient road connections to neighbouring towns and the wider North West region, making Barrowford an appealing location for both families and commuters.

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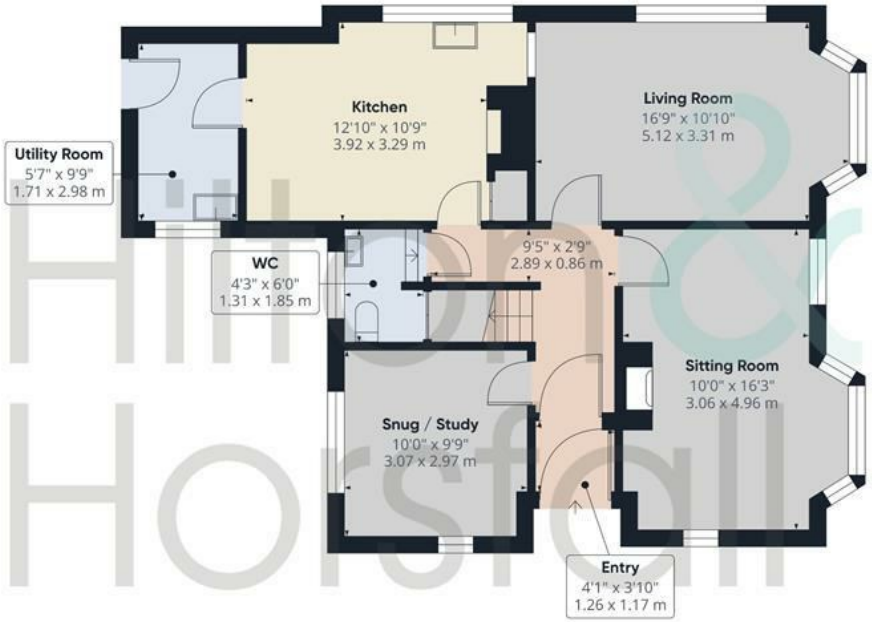

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OUTSIDE

Occupying a generous corner plot, St Thomas Vicarage benefits from established gardens which complement the attractive bay-fronted elevations of the property. Predominantly laid to lawn, the gardens feature mature shrubs, planted borders and pathways, offering plenty of space for outdoor seating, family enjoyment and further landscaping if desired. A driveway provides off-road parking and access to the detached timber garage, which offers useful additional storage space. The position of the property also allows for pleasant aspects towards the surrounding area and distant hills.



Ground Floor



Floor 1



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Approximate total area(1)

1418 ft²

131.9 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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