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BB18 5DJ

Crow Foot Fold, Barnoldswick

Offers In The Region Of £299,950

• Stunning stone-built end mews property • Immaculately presented throughout • Three well-proportioned bedrooms • Contemporary breakfast kitchen with central island • Ground floor WC and separate laundry room • Beautifully landscaped rear garden with driveway parking

A beautifully presented three-bedroom detached family home occupying a desirable position on a modern residential development. Finished to a high standard throughout, this stylish home offers spacious and thoughtfully designed accommodation, ideal for modern family living. The ground floor comprises a welcoming living room, an impressive contemporary breakfast kitchen with central island and French doors opening onto the rear garden, a practical utility/laundry room and a ground floor WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, together with a beautifully appointed family bathroom. Externally, the property enjoys a landscaped enclosed rear garden, perfect for outdoor entertaining and family enjoyment, along with a driveway providing off-road parking. Conveniently positioned close to local amenities, excellent schools, countryside walks and the M65 motorway network, this is a superb opportunity to acquire a turnkey family home in a highly sought-after location.

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Park Rd
Essex St
Mosley St
Clifford St
King St
Philip St
Chapel St
Harrison St
Westgate
Manchester Rd
North St
Cobden St
Beech St
York St
Park St
Kelbrook Rd
Smith St
Cavendish St
Park Ave
Myers St
Colne Rd
Moorgate Rd
Dawn Beckwith's School of Motoring
Bancroft Mill Engine Museum
Gillians Beck
Gillians Ln
Dog Exercise Area
Letcliffe Park
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A59
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Brogden
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Earby
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Lancashire

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GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM 15'3" x 15'5" (4.65m x 4.72m)
A beautifully presented and generously proportioned living room positioned to the front of the property. Finished in tasteful neutral tones, the room features contemporary flooring, a window providing plenty of natural light and an open staircase rising to the first floor. There is ample space for substantial lounge furniture, while an open doorway leads through to the breakfast kitchen at the rear.

BREAKFAST KITCHEN 10'10" x 12'6" (3.32m x 3.82m)
A superb contemporary breakfast kitchen positioned to the rear and enjoying a wonderful outlook over the landscaped garden. The kitchen is fitted with an extensive range of stylish shaker-style units, complemented by contrasting Quartz work surfaces, tiled splashbacks and an inset sink. Integrated appliances include an electric oven, hob and angled extractor, while a generous central island provides additional storage, preparation space and seating for informal dining. Recessed ceiling spotlights and large glazed doors opening directly onto the rear patio complete this impressive and highly sociable space.

LAUNDRY ROOM 4'0" x 5'5" (1.23m x 1.66m)
A useful laundry room conveniently positioned just off the breakfast kitchen. The room provides fitted worktop space with plumbing and space beneath for both a washing machine and tumble dryer, together with additional room for everyday household storage.

GROUND FLOOR WC 3'6" x 5'7" (1.08m x 1.71m)
A stylish and well-presented two-piece cloakroom comprising a low-level WC and pedestal wash hand basin with chrome mixer tap. Finished in modern neutral tones with a frosted window providing natural light and ventilation, this practical ground floor facility is ideally positioned off the breakfast kitchen.

FIRST FLOOR / LANDING

BEDROOM ONE 15'2" x 11'2" (4.64m x 3.42m)
A superbly proportioned principal double bedroom positioned to the front of the property. Beautifully presented in light neutral tones, the room benefits from two windows providing plenty of natural light, ample space for freestanding wardrobes and additional bedroom furniture, and a useful built-in storage cupboard.

BEDROOM TWO 8'6" x 10'6" (2.60m x 3.22m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. Currently arranged as a versatile guest room and home fitness space, it is beautifully presented with neutral carpeting and offers ample room for a bed and additional freestanding furniture.

BEDROOM THREE / STUDY 6'5" x 9'1" (1.96m x 2.78m)
A well-presented single bedroom positioned to the rear of the property, currently utilised as a home office. The room enjoys a pleasant outlook over the garden and offers excellent versatility, making it ideal as a child's bedroom, study, dressing room or occasional guest room.

BATHROOM 8'5" x 6'0" (2.58m x 1.84m)
A beautifully appointed three-piece bathroom fitted with a panelled bath featuring a shower over and glazed screen, low-level WC and wash hand basin set within a contemporary vanity unit. Finished with stylish grey tiling, recessed ceiling spotlights and a chrome heated towel rail, the room has a smart, modern feel throughout.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/crowfootfold-barnoldswick

LOCATION
Situated within a sought-after modern residential development, the property enjoys a peaceful setting while remaining conveniently placed for everyday amenities. The centres of Barrowford and Colne are both within easy reach, offering an excellent selection of independent shops, cafés, restaurants and supermarkets. Well-regarded primary and secondary schools are nearby, together with scenic countryside walks, including those around Pendle Hill. Excellent transport links via the M65 motorway provide straightforward access to Burnley, Preston, Manchester and the wider motorway network, making this an ideal location for both families and commuters.

PUBLISHING
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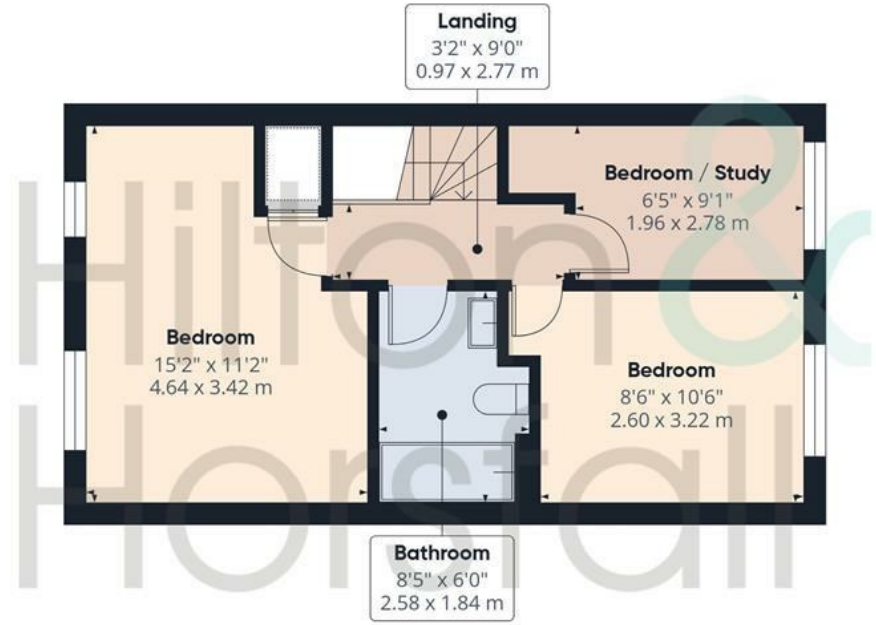
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OUTSIDE

Externally, the property benefits from an attractive open-plan front garden with a driveway providing off-road parking. To the rear is a beautifully landscaped enclosed garden, thoughtfully designed with a generous flagged patio, raised planted borders and well-stocked flower beds, creating an ideal space for relaxing, entertaining and al fresco dining. The garden enjoys a high degree of privacy and provides a wonderful extension of the living accommodation during the warmer months.



Ground Floor



Floor 1



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Approximate total area(1)

827 ft²

76.8 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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