Hilton & Horsfall


20
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BB9 6BH

Barnoldswick Road, Barrowford

Offers In The Region Of £500,000

• Spacious and versatile family home • Multiple reception rooms & flexible layout • Five bedrooms including attic room • Principal bedroom with en-suite & garden access • Modern bathroom, en-suite & additional WC • Well-presented throughout with generous living space • Additional parcel of land providing extra off-road parking

A substantial and beautifully presented detached bungalow offering spacious and versatile living accommodation, finished to a high standard throughout. The property is arranged predominantly over the ground floor, featuring a welcoming entrance hallway leading through to a generous living room with feature fireplace, a separate sitting room, and a well-proportioned dining room which could also serve as an additional bedroom if required. A further study/bedroom adds to the flexibility of the layout, alongside a modern fitted kitchen, utility room, contemporary house bathroom and ground floor WC. The ground floor hosts the majority of the bedrooms, including a superb principal bedroom with fitted wardrobes, en-suite shower room and doors opening out to the rear garden, creating a wonderful connection to the outdoor space. To the first floor, there is a spacious additional bedroom with its own WC and extensive eaves storage, making it ideal for guests or as a private retreat. Externally, the property benefits from well-maintained gardens and an additional parcel of land across the road providing valuable off-road parking, further enhancing the appeal of this impressive home.

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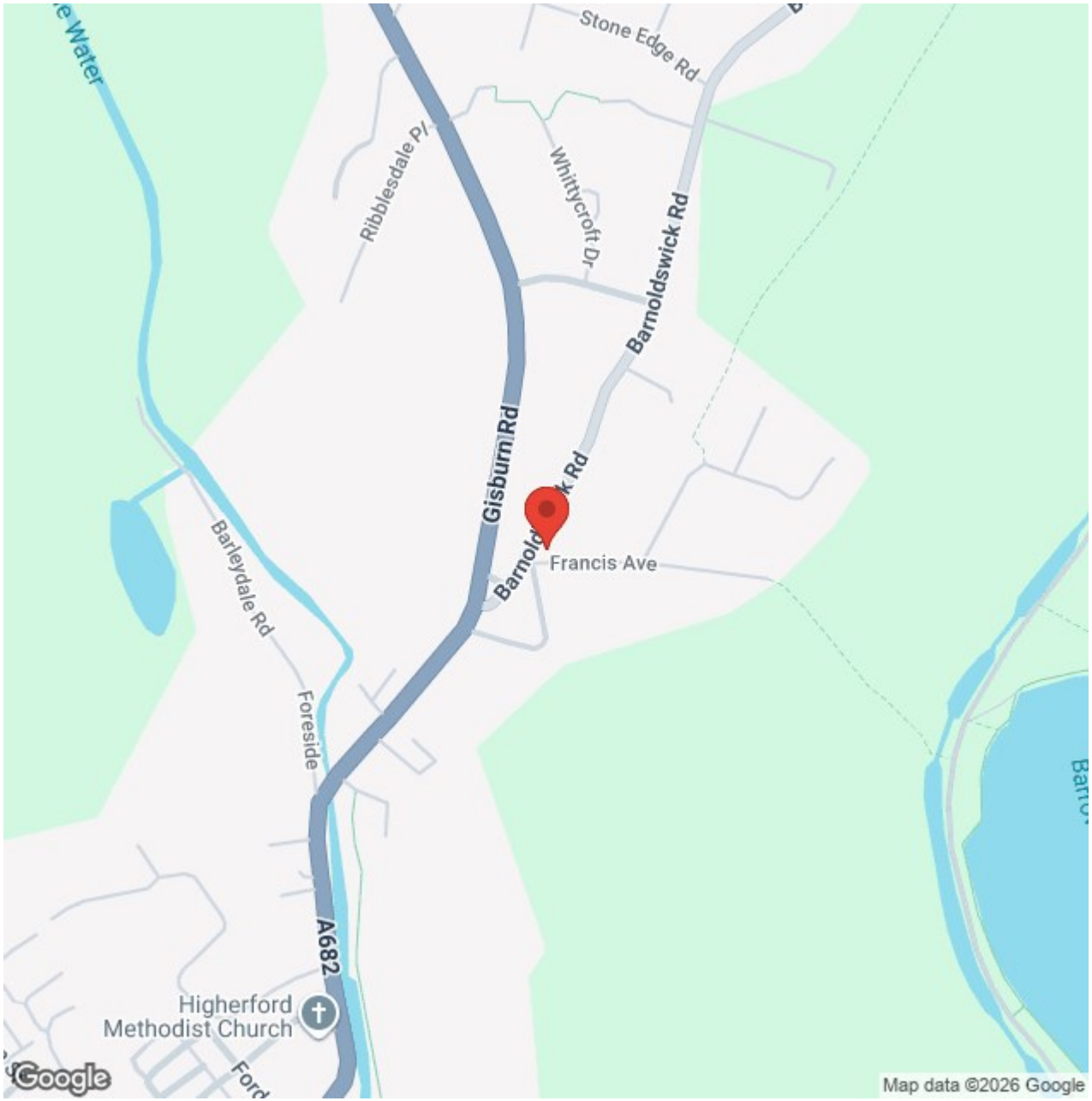
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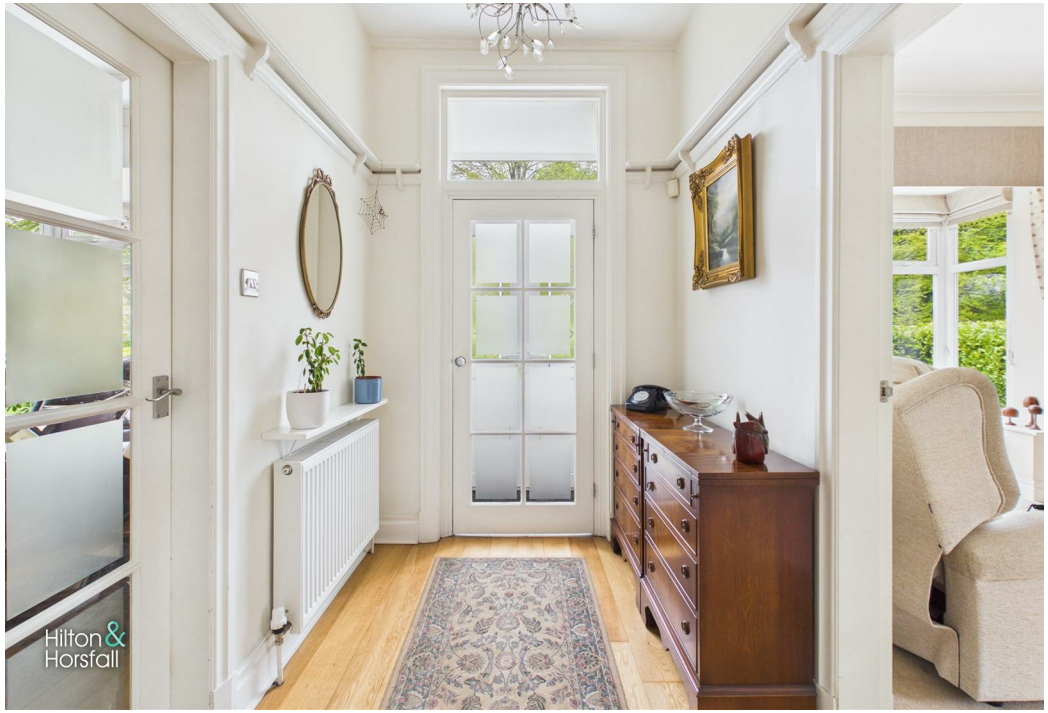

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Barnoldswick Rd
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Lancashire

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GROUND FLOOR

ENTRANCE

HALLWAY
A welcoming and well-presented entrance hallway providing access to the main living accommodation, featuring a front door with glazed panels allowing for natural light, along with neutral décor and a warm, inviting feel throughout.

LIVING ROOM 14'11" x 14'10" (4.57m x 4.54m)
A spacious and inviting living room featuring a central fireplace with inset multi-fuel stove set on a stone hearth, creating a warm focal point to the room. The space is filled with natural light via a bay window to the front elevation, whilst offering ample room for furnishings, making it ideal for both relaxing and entertaining.

SITTING ROOM 14'11" x 11'10" (4.55m x 3.62m)
A beautifully presented and well-proportioned sitting room offering a light and relaxing space, with a feature fireplace providing an attractive focal point. The room benefits from a bay window to the front elevation allowing for plenty of natural light, along with additional side window, creating a bright and airy atmosphere, ideal for use as a second lounge, snug or family room.

KITCHEN 15'0" x 10'10" (4.58m x 3.32m)
A spacious and well-appointed kitchen fitted with a comprehensive range of matching wall and base units with complementary work surfaces and tiled splashbacks, incorporating a sink unit, integrated double oven, gas hob with extractor over, and space for additional appliances. The room benefits from excellent natural light via windows to the side and rear elevations, whilst the generous layout offers ample space for dining, making it ideal for both everyday living and entertaining.

UTILITY ROOM 8'0" x 6'10" (2.46m x 2.09m)
A well-proportioned and practical utility room fitted with base units and complementary work surfaces incorporating a sink and drainer, with space and plumbing for a washing machine and tumble dryer. The room also benefits from ample shelving for storage, a window to the rear elevation providing natural light, and an external door offering convenient access to the garden.

GROUND FLOOR WC 3'11" x 2'5" (1.20m x 0.75m)
A useful ground floor WC accessed via the utility room, fitted with a low-level toilet and wash hand basin, providing added convenience for day-to-day living.

BEDROOM ONE 13'10" x 14'11" (4.23m x 4.56m)
A spacious and beautifully presented principal bedroom featuring fitted wardrobes providing ample storage, along with French doors opening out to the rear garden, allowing for plenty of natural light and offering a pleasant outlook. This impressive room provides a comfortable and relaxing retreat.

ENSUITE SHOWER ROOM 6'5" x 5'6" (1.98m x 1.70m)
A modern and well-presented en-suite shower room comprising a walk-in shower enclosure, low level WC and pedestal wash hand basin, complemented by stylish tiled walls and flooring, with a window to the rear elevation providing natural light.

BEDROOM TWO 10'6" x 13'8" (3.21m x 4.17m)
A spacious and well-presented double bedroom featuring fitted wardrobes providing ample storage, along with French doors opening out to the rear garden, allowing for plenty of natural light and offering a pleasant outlook. This room provides a comfortable and versatile sleeping space.

DINING ROOM / BEDROOM THREE 9'11" x 11'10" (3.03m x 3.63m)
A well-proportioned and versatile room currently utilised as a dining area, offering ample space for a table and chairs, with a window to the side elevation providing natural light. This flexible space could easily be used as an additional bedroom, making it ideal for growing families or those requiring adaptable living accommodation.

STUDY / BEDROOM FOUR 6'11" x 10'0" (2.13m x 3.05m)
A versatile room currently utilised as a home office, offering ample space for furnishings and benefiting from fitted shelving and a window to the side elevation providing natural light. This flexible space could easily serve as a bedroom, study or hobby room depending on individual requirements.

BATHROOM 5'9" x 9'10" (1.76m x 3.01m)
A modern and well-appointed bathroom fitted with a three-piece suite comprising a panelled bath, low level WC and pedestal wash hand basin, complemented by a separate walk-in shower enclosure. The room is fully tiled with contrasting flooring and benefits from a window to the rear elevation providing natural light.

FIRST FLOOR / LANDING

BEDROOM FIVE 14'9" x 9'2" (4.50m x 2.81m)
A bright and spacious attic-style bedroom featuring dual Velux windows which flood the room with natural light, along with an additional window to the rear elevation offering pleasant outlooks. The room benefits from useful built-in storage within the eaves, providing practical space without compromising the generous floor area, making it ideal as a bedroom, guest suite or versatile living space.

FIRST FLOOR WC 4'5" x 4'10" (1.36m x 1.49m)
A useful additional WC fitted with a low-level toilet and pedestal wash hand basin, complemented by contemporary tiled walls. Positioned on the first floor, this convenient space serves the upper level of the property well.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/barnoldswickrdbarrowford

LOCATION
Situated in a desirable residential setting, this property enjoys a peaceful position whilst remaining conveniently located for a wide range of amenities. Nearby towns offer an excellent selection of shops, supermarkets, cafes and restaurants, along with well-regarded primary and secondary schools, making it ideal for families. The area also benefits from good transport links, with easy access to surrounding towns and major road networks, making commuting straightforward. For those who enjoy the outdoors, there are beautiful countryside walks and open green spaces close by, providing the perfect balance between convenience and lifestyle.

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OUTSIDE

Externally, the property enjoys well-maintained surroundings with a pleasant outlook and a good degree of privacy. To the rear, there is an attractive garden area providing a lovely space for relaxing and outdoor seating, with direct access from the principal bedroom enhancing the indoor-outdoor feel, ideal for both everyday enjoyment and entertaining. To the front, the property is approached via a neat frontage which complements the overall presentation. A standout feature is the additional strip of land located across the road, offering valuable extra parking—perfect for households with multiple vehicles or visitors.



Ground Floor



Floor 1

E S N W

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Approximate total area(1)

1686 ft²

156.6 m²

Reduced headroom

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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