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BB9 6JQ

The Coach House, Higher Park Hill, Colne Road, Barrowford

Offers In The Region Of £575,000

• Stunning Stone-Built Character Home • Highly Sought-After Higher Park Hill Location • Three Bedrooms & Two Bathrooms • Open-Plan Family Dining Kitchen • Beautiful Landscaped Gardens & Hot Tub Area • Detached Double Garage & Rear Parking

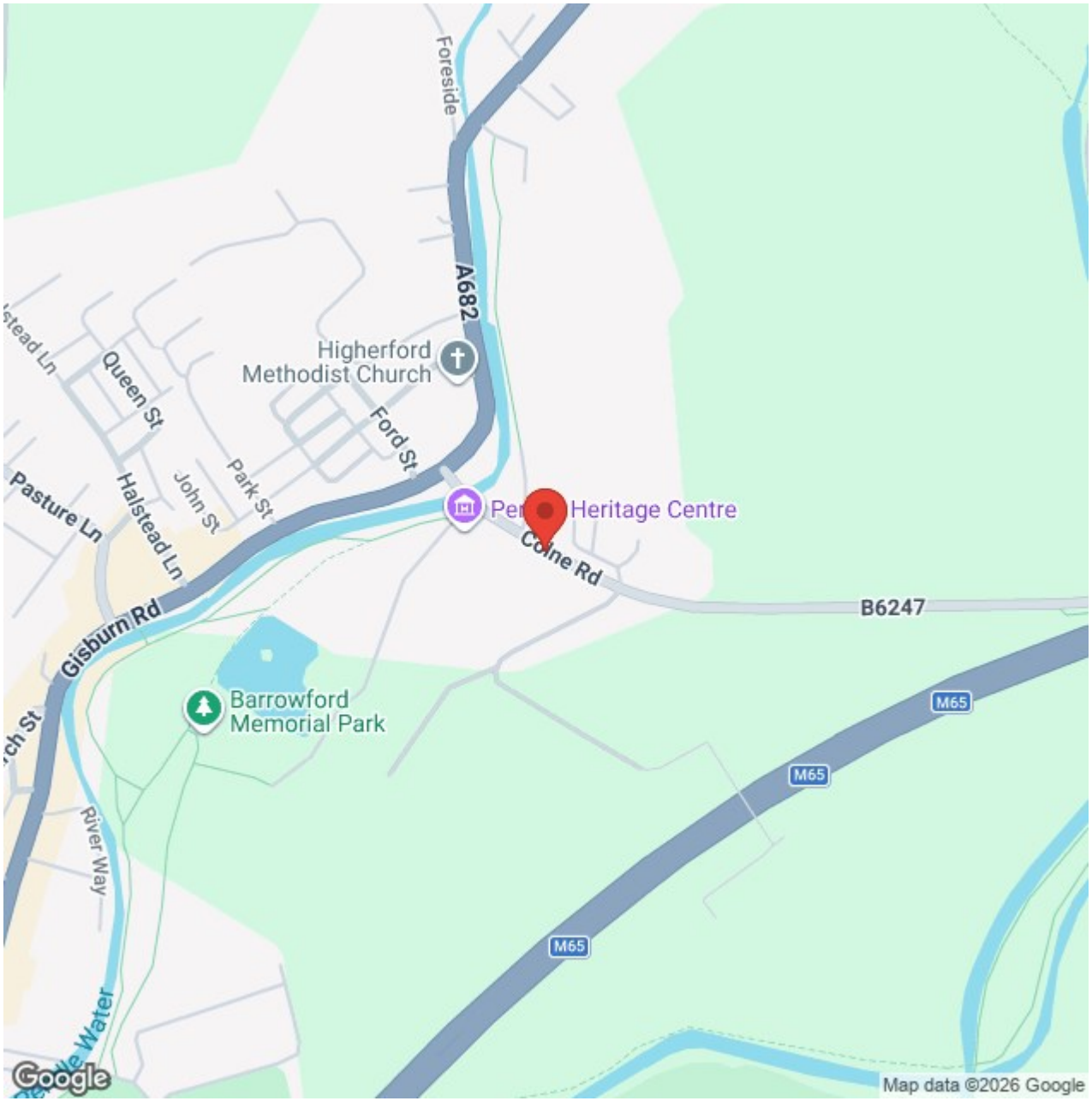
Nestled within the highly sought-after Higher Park Hill area of Barrowford, The Coach House is a truly exceptional stone-built home offering a rare combination of character, contemporary living and stunning outdoor space. Beautifully presented throughout, the property boasts a spacious living room with bi-fold doors opening onto the rear garden, a superb open-plan breakfast kitchen, dining and family room, utility room, ground floor W.C., three well-proportioned bedrooms, a family shower room and a principal bedroom with a private en-suite bathroom. Thoughtfully improved and meticulously maintained by the current owners, this unique home is ideally suited to modern family living. Occupying an enviable position with open countryside views to the rear, the property is further enhanced by its outstanding landscaped gardens, multiple entertaining areas and dedicated hot tub space, creating a wonderful setting to enjoy throughout the year. A substantial detached double garage and off-road parking to the rear provide excellent practicality, whilst the picturesque surroundings and convenient access to Barrowford village centre make this an opportunity not to be missed. A truly special home that must be viewed to be fully appreciated.


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Foreside
A682
Higherford
Methodist Church
Queen St
Ford St
Park St
John St
Halstead Ln
Pasture Ln
Gisburn Rd
Colne Rd
B6247
Heritage Centre
Barrowford
Memorial Park
M65
River Way
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Gisburn Rd
Foulridge
Blacko
Higherford
Roughlee
Colne
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Nelson
LITTLE MARSDEN
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Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance hallway accessed via a contemporary composite front door with full-height glazed side panels and an impressive vaulted ceiling, allowing natural light to flood the space. Finished with stylish tiled flooring, modern décor and an attractive staircase leading to the first floor with contemporary balustrading. The hallway provides access to the principal ground floor living accommodation and immediately sets the tone for the quality and presentation found throughout this exceptional home.

LIVING ROOM 14'6" x 13'10" (4.42m x 4.23m)
A stunning family living room offering generous proportions and an abundance of natural light. This beautifully presented space features contemporary tiled flooring, recessed spot lighting and a bespoke media wall, creating the perfect environment for both relaxing and entertaining. The standout feature is the impressive bi-fold doors which seamlessly connect the interior with the outdoor entertaining area, allowing the garden and countryside backdrop to become an extension of the living space during the warmer months. A truly exceptional reception room finished to an excellent standard throughout.

BREAKFAST KITCHEN / LIVING / DINING AREA 13'4" x 33'2" (4.08m x 10.11m)
The heart of the home is this exceptional open-plan breakfast kitchen, living and dining area, extending to over 33 feet in length and offering an outstanding space for modern family living and entertaining. The kitchen is fitted with a comprehensive range of high-gloss wall and base units, complemented by contrasting work surfaces, a central island with breakfast bar seating and an array of integrated appliances. Contemporary tiled flooring and recessed spot lighting flow throughout, enhancing the stylish and spacious feel. Beyond the kitchen is a generous dining and family area providing ample space for both formal dining and relaxed everyday living. Large windows allow natural light to flood the room whilst views over the beautiful gardens create a wonderful backdrop. Thoughtfully designed and finished to an excellent standard throughout, this impressive space is perfectly suited to modern lifestyles and serves as a fantastic hub for family gatherings and entertaining guests alike.

UTILITY ROOM 6'10" x 9'2" (2.10m x 2.80m)
A versatile utility room providing excellent additional space for laundry appliances, household storage and day-to-day practicality. Fitted with work surfaces and storage facilities, the room offers access to the external side of the property and leads through to a separate two-piece W.C. An invaluable addition to the home, helping to keep the main living areas clutter-free while providing convenient access to the outside.

GROUND FLOOR WC 6'10" x 2'6" (2.09m x 0.78m)
A useful two-piece W.C. fitted with a low-level toilet and wash hand basin. Conveniently positioned off the utility room, providing practical facilities for guests and everyday family living. Finished with modern fixtures and complementary décor.

FIRST FLOOR / LANDING

BEDROOM ONE 13'3" x 10'9" (4.06m x 3.30m)
A spacious principal bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room benefits from a range of fitted wardrobes providing excellent storage and hanging space, whilst comfortably accommodating a king-size bed and additional bedroom furnishings. Tastefully presented throughout with quality flooring and neutral décor, the room also enjoys direct access to a private en-suite bathroom, creating a superb main bedroom suite.

ENSUITE BATHROOM 6'9" x 7'6" (2.07m x 2.29m)
A well-proportioned en-suite bathroom fitted with a three-piece suite comprising a panelled bath with mixer tap and shower attachment, low-level W.C. and pedestal wash hand basin. The room benefits from a Velux roof window allowing for plenty of natural light, together with tiled walls, complementary flooring and useful eaves storage, creating a bright and functional private bathroom serving the principal bedroom.

BEDROOM TWO 12'4" x 12'7" (3.78m x 3.85m)
A generously sized double bedroom positioned on the first floor, enjoying a Velux roof window which fills the room with natural light. The room benefits from a range of fitted bedroom furniture, exposed timber beam detailing and ample space for a double bed and additional furnishings, making it an ideal guest bedroom, teenager's room or comfortable principal bedroom alternative.

BEDROOM THREE 8'3" x 13'9" (2.52m x 4.21m)
A well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook and an abundance of natural light via the window elevation. The room benefits from fitted wardrobes providing excellent built-in storage, together with ample space for a double bed and additional furnishings. Tastefully presented throughout with neutral décor and soft carpeting, this versatile room would make an ideal guest bedroom, children's room or home office if required.

FAMILY SHOWER ROOM 5'10" x 11'0" (1.78m x 3.36m)
A contemporary family shower room accessed from the first-floor landing, stylishly fitted with a three-piece suite comprising a large walk-in shower with glass screen, low-level W.C. and a floating vanity wash hand basin with storage beneath. The room is complemented by modern wall tiling, recessed spotlights, a chrome heated towel radiator and a frosted window allowing for natural light whilst maintaining privacy. A beautifully presented and practical space designed to serve the remaining bedrooms.

DEATCHED DOUBLE GARAGE 17'10" x 17'10" (5.45m x 5.45m)
A substantial detached double garage offering excellent secure parking, workshop space or additional storage. Accessed via twin garage doors and benefiting from power and lighting, the garage provides versatile accommodation to suit a variety of requirements, whether for vehicle storage, hobbies, a home workshop or general household storage. Positioned within the grounds and complementing the generous outdoor space, it represents a valuable addition to this impressive home.

LOCATION
Situated in a highly desirable semi-rural position on the outskirts of Barrowford, this exceptional home enjoys the perfect balance of countryside tranquillity and everyday convenience. Surrounded by beautiful Lancashire scenery and open countryside, the property is ideally placed for those seeking a peaceful lifestyle without compromising on accessibility. The vibrant village centre of Barrowford is only a short distance away and offers an excellent range of independent boutiques, cafés, restaurants, bars, supermarkets and other everyday amenities. Well regarded primary and secondary schools are within easy reach, whilst excellent transport links including the M65 motorway network provide convenient access towards Burnley, Preston, Manchester and beyond. The nearby Pendle countryside offers an abundance of walking routes, cycling trails and outdoor pursuits, making this a superb location for families and professionals alike.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/the-coach-house-barrowford

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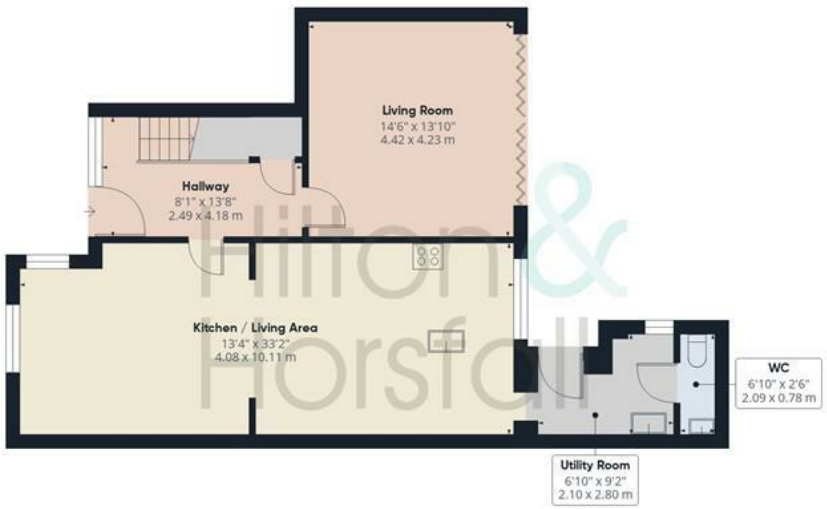

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OUTSIDE

Externally, this stunning home enjoys beautifully maintained gardens and exceptional outdoor living space which perfectly complement the quality of the accommodation within. To the front, attractive lawned gardens, mature planting and stone boundary walls create a charming first impression, reflecting the character and individuality of the property. The rear of the property is undoubtedly one of its most impressive features. Thoughtfully landscaped and meticulously maintained, the gardens provide a wonderful setting for both relaxation and entertaining. A substantial composite decked terrace sits directly off the living room, creating a seamless connection between the indoor and outdoor spaces, whilst well-kept lawns, mature shrubs, established borders and multiple seating areas combine to create a truly special environment. A dedicated hot tub area further enhances the lifestyle appeal of the property, whilst open countryside views beyond the garden provide a stunning backdrop. To the rear of the plot is a substantial detached double garage together with off-road parking, offering excellent practicality alongside the property's outstanding outdoor space.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1735 ft²

161.2 m²

Reduced headroom

30 ft²

2.8 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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