



Hilton &
Horsfall

BB9 6LW

Hollin Fold, Blacko

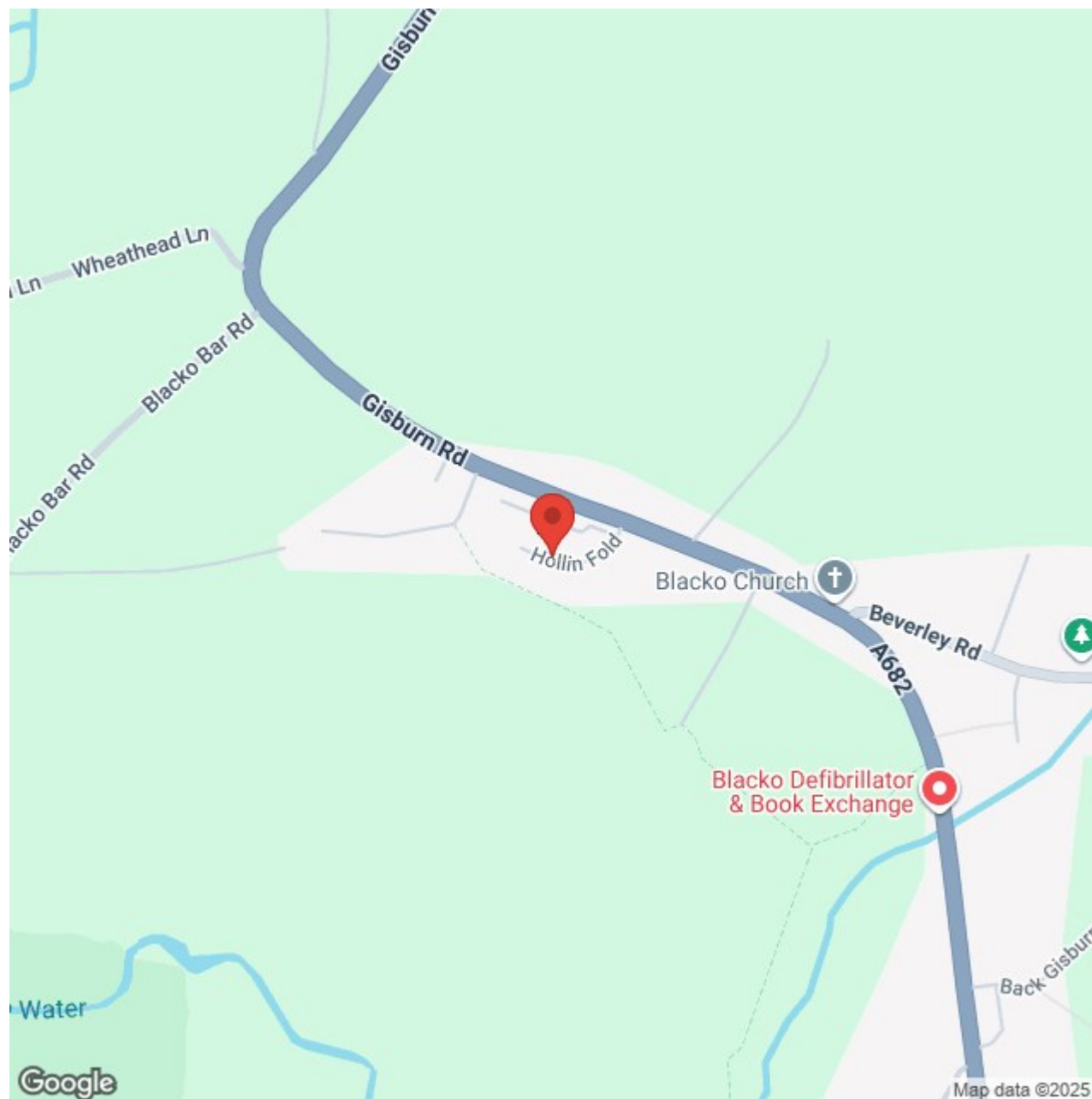
Offers In The Region Of £359,950

- Three well-proportioned bedrooms, including a master with en-suite shower room
- Spacious and bright living room with feature fireplace and garden access
- Modern fitted kitchen open to a dining/snug area, perfect for entertaining
- Useful utility room with internal access to the garage and rear door
- Attractive garden areas to both the front and rear, ideal for outdoor relaxation
- Sought-after cul-de-sac location in the heart of Blacko village, surrounded by countryside

Nestled within a quiet cul-de-sac in the desirable village of Blacko, this is a well-presented detached home offering flexible living space and a generous wraparound garden. This attractive stone-built property boasts three bedrooms, two bathrooms (including an en-suite), and spacious ground floor accommodation—perfect for family life or those seeking extra room to entertain.

The home also benefits from a large dining kitchen, separate utility, integral garage, and off-road parking. With open countryside just moments away, this is a fantastic opportunity to enjoy village living while remaining within easy reach of nearby towns and local amenities.







Lancashire

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GROUND FLOOR

HALLWAY

LIVING ROOM

A bright and elegant reception room with French doors opening out to the garden, creating a seamless indoor-outdoor feel. Features include a central fireplace with surround, soft neutral décor, and ample space for family seating and entertaining.

DINING KITCHEN

A spacious and open-plan dining kitchen fitted with a range of cream gloss units, wood-effect worktops, and integrated appliances. The kitchen flows into a bright dining area with patio doors leading out to the rear garden—ideal for both everyday family use and entertaining.

UTILITY ROOM

A practical and separate utility area with fitted units, stainless steel sink, and space for laundry appliances. Provides direct access to both the rear garden and the integral garage—ideal for day-to-day use and additional storage.

GROUND FLOOR WC

A handy downstairs cloakroom comprising a low flush WC and compact hand basin, with a side-facing window providing natural light and ventilation.

FIRST FLOOR / LANDING

A light and airy landing area with fitted shelving and a large window bringing in natural light. Provides access to all first floor rooms and includes a handy storage cupboard.

BEDROOM ONE

A spacious and stylish double bedroom with fitted wardrobes, soft neutral décor, and plenty of natural light via a window overlooking the garden. This room also benefits from access to a private en-suite.

ENSUITE SHOWER ROOM

A clean and functional en-suite shower room featuring a corner shower cubicle, WC, and pedestal hand basin. Finished in a crisp white tile with shelving and towel storage.

BEDROOM TWO

A bright and stylish double bedroom with a large window allowing in plenty of natural light. Finished with a soft blue carpet and a feature wallpapered wall, this room offers ample space for bedroom furniture.

BEDROOM THREE

A well-proportioned single bedroom with a bold feature wall and generous fitted wardrobes, offering excellent storage. Ideal as a child's bedroom, guest room, or home office.

BATHROOM

A clean, modern three-piece bathroom suite comprising a panelled bath with glass screen and overhead shower, pedestal hand wash basin, and low-level WC. Finished in bright white tiles and featuring a frosted window for privacy and natural light.

INTEGRAL GARAGE

A generously sized integral garage offering excellent storage or secure parking, with up-and-over door to the front and internal access from the utility room. Ideal for housing a vehicle, creating a workshop, or accommodating bikes and outdoor equipment. Power and lighting are also installed.

LOCATION

Situated in the beautiful village of Blacko, this delightful property occupies a peaceful cul-de-sac position surrounded by rolling countryside and charming rural views. Blacko is a highly desirable area, known for its friendly community, scenic walks, and landmarks such as Blacko Tower. The nearby village of Barrowford provides a fantastic range of local amenities including boutique shops, cafes, restaurants, schools, and healthcare facilities. For those needing to commute, there are excellent road links via the M65 motorway network, allowing easy access to neighbouring towns and cities. The location

perfectly blends countryside tranquillity with convenience, making it ideal for families and professionals alike.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/hollin-fold-blacko/>

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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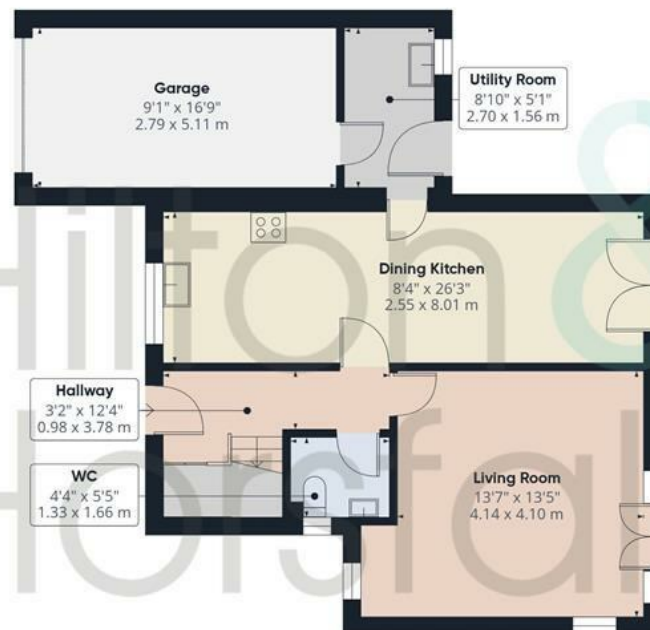
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OUTSIDE

The property enjoys a generous corner plot with well-maintained gardens to both the front and rear. The rear garden offers a private, enclosed space with lawn, patio seating area, and planted borders—ideal for relaxing or entertaining. A

driveway to the front provides off-road parking and leads to the integral garage. The position within a quiet cul-de-sac adds to the peaceful and family-friendly feel of the location.



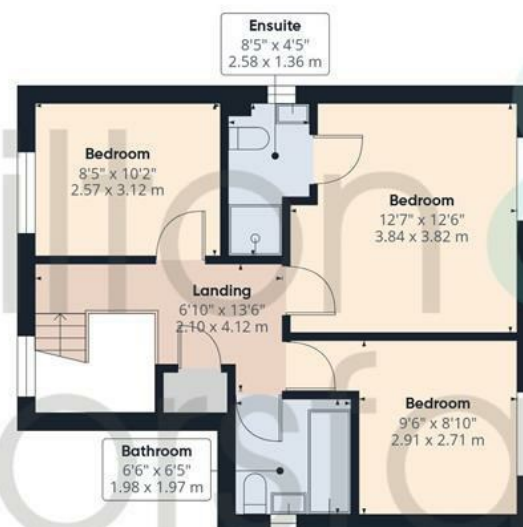


Ground Floor

Approximate total area⁽¹⁾

1196 ft²

111.1 m²



Floor 1

(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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