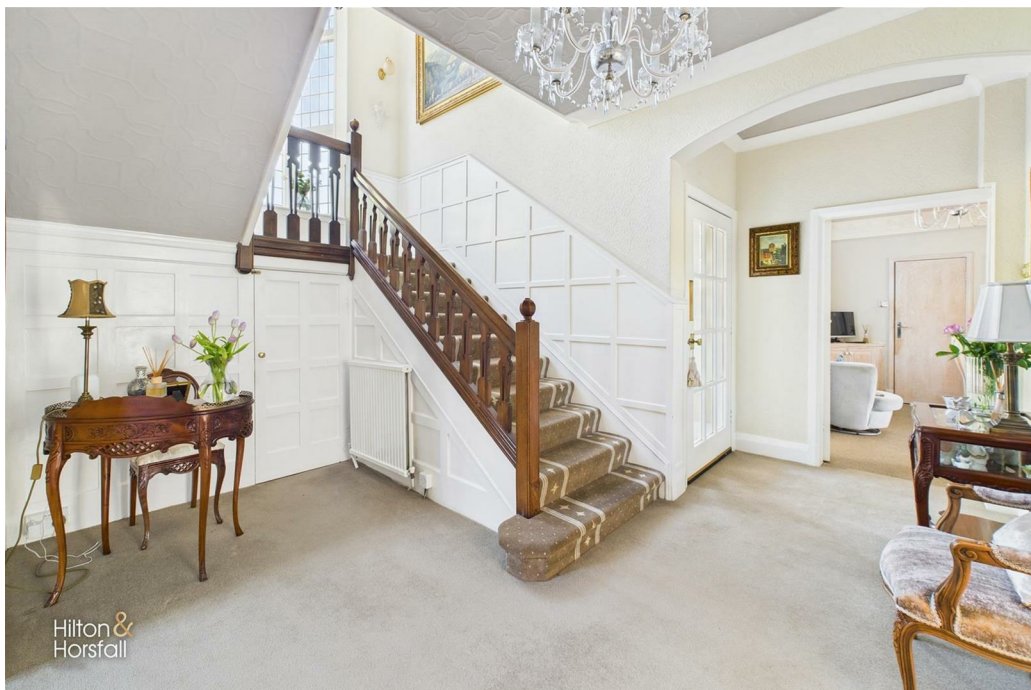


Uplands, Wheatley Lane Road, Barrowford

OFFERS IN THE REGION OF £894,950







Wheatley Lane Road, Barrowford

OFFERS IN THE REGION OF £894,950

- ♦ Located in a prestigious conservation area
- ♦ Early 20th-century Arts & Crafts design
- ♦ Set within mature, tree-lined surroundings
- ♦ Rare opportunity in a sought-after location
- ♦ Approx 3,231 square foot
- ♦ 5 Bedrooms & 5 Reception Rooms
- ♦ Large Annex with Balcony to the rear

Welcome to Uplands — a beautifully presented, characterful detached home nestled in one of Barrowford's most prestigious addresses. Positioned within the Carr Hall & Wheatley Lane Road Conservation Area, this striking Arts & Crafts style property effortlessly blends period charm with spacious, elegant living. With its half-timbered gables, sweeping red tiled roof, and tall stepped chimneys, Uplands commands immediate attention, offering a rare opportunity to acquire a home of true architectural substance.

Internally, the accommodation extends to over 3,200 sq. ft. and is arranged to suit both family life and entertaining, with multiple reception rooms, a breakfast kitchen, formal dining area, and five bedrooms. Original design features such as leaded bay windows, decorative woodwork, and French doors opening to a beautifully landscaped rear garden further enhance the home's timeless appeal. With panoramic views, mature surroundings, and an enviable sense of privacy, Uplands is a unique and desirable property in the heart of Barrowford.







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GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

Having wood effect flooring, ceiling coving, wood frame window to the side elevation and wood door to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, ceiling rose with chandelier, 1x central heating radiator, under stairs storage cupboard and open balustrade staircase to the first floor / landing.

W.C

A separate w.c comprising of: tiled flooring, part tiled walls, low level w.c., ceiling coving and wood frame frosted window to the front elevation.

CLOAK ROOM

Having wood panelled walls, pedestal sink with gold mixer taps, 1x central heating radiator, ceiling coving and wood frame frosted window to the side elevation.

SITTING ROOM 5.35m x 4.22m (17'6" x 13'10")

A bright and airy sitting room with space for settees, feature fireplace with log burner, 1x central heating radiator, ceiling rose, ceiling coving, telephone point and wood frame panelled window to the rear elevation.

LIVING ROOM 6.48m x 4.54m (21'3" x 14'10")

A family sized living room with space for settees, Limestone feature fireplace with coal fire, ceiling coving, alcove shelving, 1x central heating radiator, wood frame window to the front elevation and wood frame patio doors to the rear elevation.

KITCHEN 6.52m x 3.48m (21'4" x 11'5")

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, space for a table and chairs, inset sink with chrome mixer tap, integrated oven / grill, 4 ring induction hob with extractor fan above, under counter fridge, integrated dishwasher, 1x central heating radiator, ceiling coving, picture rail, door to pantry, original feature bell service and wood frame windows to the front and rear elevation.

UTILITY 2.14m x 2.18m (7'0" x 7'1")

A useful utility room with tiled flooring, part tiled walls, plumbing for a washing machine, inset sink with chrome mixer tap, space for an under counter freezer, access to boiler and wood frame window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there you will find a stunning feature glass stained bay fronted window, part panelled walls, ceiling coving, double doors to storage cupboard, 2x storage into the eaves, loft hatch and wood frame window to the front elevation.

BEDROOM ONE 3.59m x 4.55m (11'9" x 14'11")

A bedroom of double proportions with fitted wardrobes, drawers and dresser unit, 1x central heating radiator, inset sink with gold mixer tap, 4x wall lights, ceiling coving, recessed LED spotlights and wood frame window to the rear elevation.

BEDROOM TWO 4.85m x 3.75m (15'10" x 12'3")

Another bedroom of double proportions with ceiling coving, fitted wardrobe and drawers, 1x central heating radiator, pedestal sink with chrome mixer tap, part tiled splash back, 2x wall lights, ceiling rose with chandelier and wood frame window to the rear elevation.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

Having wood effect flooring, ceiling coving, wood frame window to the side elevation and wood door to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, ceiling rose with chandelier, 1x central heating radiator, under stairs storage cupboard and open balustrade staircase to the first floor / landing.

W.C

A separate w.c comprising of: tiled flooring, part tiled walls, low level w.c., ceiling coving and wood frame frosted window to the front elevation.

CLOAK ROOM

Having wood panelled walls, pedestal sink with gold mixer taps, 1x central heating radiator, ceiling coving and wood frame frosted window to the side elevation.

SITTING ROOM 5.35m x 4.22m (17'6" x 13'10")

A bright and airy sitting room with space for settees, feature fireplace with log burner, 1x central heating radiator, ceiling rose, ceiling coving, telephone point and wood frame panelled window to the rear elevation.

LIVING ROOM 6.48m x 4.54m (21'3" x 14'10")

A family sized living room with space for settees, Limestone feature fireplace with coal fire, ceiling coving, alcove shelving, 1x central heating radiator, wood frame window to the front elevation and wood frame patio doors to the rear elevation.

KITCHEN 6.52m x 3.48m (21'4" x 11'5")

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, space for a table and chairs, inset sink with chrome mixer tap, integrated oven / grill, 4 ring induction hob with extractor fan above, under counter fridge, integrated dishwasher, 1x central heating radiator, ceiling coving, picture rail, door to pantry, original feature bell service and wood frame windows to the front and rear elevation.

UTILITY 2.14m x 2.18m (7'0" x 7'1")

A useful utility room with tiled flooring, part tiled walls, plumbing for a washing machine, inset sink with chrome mixer tap, space for an under counter freezer, access to boiler and wood frame window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing there you will find a stunning feature glass stained bay fronted window, part panelled walls, ceiling coving, double doors to storage cupboard, 2x storage into the eaves, loft hatch and wood frame window to the front elevation.

BEDROOM ONE 3.59m x 4.55m (11'9" x 14'11")

A bedroom of double proportions with fitted wardrobes, drawers and dresser unit, 1x central heating radiator, inset sink with gold mixer tap, 4x wall lights, ceiling coving, recessed LED spotlights and wood frame window to the rear elevation.

BEDROOM TWO 4.85m x 3.75m (15'10" x 12'3")

Another bedroom of double proportions with ceiling coving, fitted wardrobe and drawers, 1x central heating radiator, pedestal sink with chrome mixer tap, part tiled splash back, 2x wall lights, ceiling rose with chandelier and wood frame window to the rear elevation.

BEDROOM THREE 3.34m x 4.81m (10'11" x 15'9")

Yet again a bedroom of double proportions with fitted wardrobes and drawers, 1x central heating radiator, pedestal sink with chrome mixer tap, ceiling coving, exposed wood ceiling beams, 1x wall light and wood frame window to the rear elevation.

BEDROOM FOUR 2.81m x 3.36m (9'2" x 11'0")

A well proportioned room currently utilised as an office room but could double as a bedroom, having space for a wardrobe and drawers / desk and chairs, ceiling coving, picture rail, 1x central heating radiator and wood frame window to the front elevation.

W.C

A separate w.c comprising of: wood effect flooring, part tiled walls, low level w.c., ceiling coving and wood frame frosted window to the front elevation.







FAMILY BATHROOM

A contemporary four piece bathroom suite comprising of: wood effect flooring, part tiled walls, shower cubicle, pedestal sink with chrome mixer tap, bathtub with chrome mixer tap, ceiling coving, 2x wall lights, 1x central heating radiator and wood frame frosted window to the side elevation.

ANNEXE

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 4.66m x 4.78m (15'3" x 15'8")

A cosy living room with space for settees, feature fireplace with coal fire, television point, 1x central heating radiator, ceiling coving, open archway to dining room, uPVC double glazed panelled windows to the side and rear elevation and uPVC double glazed panelled patio doors to the side elevation leading out to the rear garden.

DINING ROOM 4.09m x 3.91m (13'5" x 12'9")

Open to the living room having space for a dining table and chairs, 2x central heating radiators, recessed LED spotlights, open staircase to the first floor / landing, under stairs storage cupboard and smoke detector.

KITCHEN 2.41m x 4.85m (7'10" x 15'10")

Offering a range of fitted wall and base units with contrasting worktops, Stoves 4 ring gas hob with chrome extractor hood above, tiled splash back, integrated Stoves oven/ grill, breakfast bar with space for bar stools, inset sink with chrome mixer tap, under counter fridge, plumbing for a washing machine, space for a dishwasher, recessed LED spotlights, ceiling coving, access to Vaillant boiler and uPVC double glazed panelled windows to the front and side elevation.

W.C

Comprising of: wood effect flooring, low level w.c., wall mounted sink with chrome mixer tap, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

FIRST FLOOR / LANDING

On the first floor / landing there is wood effect flooring, 1x central heating radiator, smoke detector and uPVC double glazed panelled window to the side elevation.

BEDROOM ONE 3.61m x 4.80m (11'10" x 15'8")

A bedroom of double proportions with wood effect flooring, fitted wardrobes, space for drawers, 1x central heating radiator, recessed LED spotlights, loft hatch and uPVC double glazed panelled window to the front elevation.

SUN ROOM 2.71m x 4.84m (8'10" x 15'10")

A bright and airy sun room with wood effect flooring, space for settees, television point, 2x central heating radiators, uPVC double glazed window and patio doors to leading out to the balcony.

BATHROOM

A contemporary four piece bathroom suite comprising of: wood effect flooring tiled walls, bathtub with chrome mixer tap and handheld shower attachment, shower cubicle, pedestal sink with chrome mixer tap, low level w.c., 1x central heating radiator, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Set within a generous and mature plot, Uplands is approached via a sweeping driveway, framed by landscaped gardens and a variety of established trees and shrubs that offer privacy and a picturesque approach. The property includes an attached annex, perfect for multi-generational living or guest accommodation, seamlessly integrated into the overall footprint. To the rear, a large terrace provides a perfect space for outdoor entertaining, surrounded by well-tended lawns and beautifully planted borders. The grounds feel peaceful and enclosed, offering a sense of tranquillity in one of Barrowford's most sought-after settings.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/uplands-wir-barrowford/>















Ground Floor



Floor 1

Approximate total area⁽¹⁾

3231 ft²

300.2 m²

Balconies and terraces

110 ft²

10.2 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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