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PRESTIGE

Waterloo House, Carr Hall Road, Barrowford

OFFERS IN THE REGION OF £875,000


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Carr Hall Road, Barrowford

OFFERS IN THE REGION OF £875,000

- Approx 1 acre plot
- Substantial detached residence
- Multiple reception rooms
- Four bedrooms
- Modern fitted bathrooms
- Ample driveway & garage parking
- Approx 3,800 sq ft
- Fully Alarmed & Security Cameras Surrounding

An exceptional detached residence set within a magnificent plot of approximately 1 acre, offering a rare combination of space, privacy and versatility. This impressive home presents beautifully proportioned living accommodation, with multiple reception rooms providing flexibility for both formal entertaining and relaxed family living. The property has been thoughtfully maintained, creating a welcoming yet substantial environment perfectly suited to modern lifestyles. To the upper floors, the home continues to impress with four well-sized bedrooms complemented by stylish bathroom facilities. The overall layout provides an excellent balance between living and sleeping space, while the generous grounds, ample driveway parking and garage further enhance the appeal. A superb opportunity to acquire a distinguished home in one of Barrowford's most sought-after settings.


ESSENTIAL HOUSE BOOK
JOURNEY


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GROUND FLOOR

ENTRANCE VESTIBULE 3.00m x 1.07m (9'10" x 3'6")

RECEPTION HALLWAY 7.81m x 2.63m (25'7" x 8'7")
truly impressive introduction to the home, the reception hallway immediately conveys a sense of space and elegance, featuring polished porcelain tiled flooring, refined décor, and a sweeping staircase that creates a striking architectural focal point. Beautifully light and welcoming, this generous entrance sets the tone for the property while providing seamless access to the principal ground floor living accommodation.

GROUND FLOOR WC 3.41m x 3.04m (11'2" x 9'11")
Stylishly presented and finished with contemporary tiling, the ground floor WC is fitted with a modern two-piece suite comprising a low-level WC and wash basin. Clean lines and neutral tones create a sleek and well-appointed space, ideally positioned to service the ground floor living accommodation.

LIVING ROOM 5.74m x 5.47m (18'9" x 17'11")
A superb principal reception room of exceptional proportions, the living room offers an elegant and inviting space ideal for both relaxation and entertaining. Beautifully presented, the room features a charming fireplace forming a central focal point, complemented by soft neutral décor and a generous arrangement of windows that flood the space with natural light. The impressive size of the room allows for multiple seating areas, creating a wonderfully versatile environment perfectly suited to modern family living.

SITTING ROOM / STUDY 3.41m x 3.04m (11'2" x 9'11")
Positioned to the front of the property, this well-proportioned and versatile room is currently utilised as a study, offering an ideal environment for a quiet retreat. A large window allows for excellent natural light while enjoying pleasant outlooks, and the neutral décor and timber flooring enhance the bright, clean aesthetic. The flexibility of the space lends itself equally well to use as a sitting room, snug, playroom, or additional reception area depending on individual requirements.

LOUNGE 3.60m x 4.83m (11'9" x 15'10")
Open plan to the dining kitchen, the lounge provides a superb additional reception space ideally suited to relaxed family living. The room is enhanced by an impressive high ceiling which creates a wonderful sense of volume and light, while the large glazed doors frame attractive garden views and allow natural light to pour in. Generous proportions and a versatile layout make this an ideal area for everyday use, seamlessly connecting the social heart of the home with the outdoor space.

GARDEN ROOM 4.47m x 3.69m (14'7" x 12'1")
A stunning addition to the home, the garden room provides a beautifully light-filled living space designed to maximise its connection with the surrounding grounds. Featuring an impressive glazed surround and vaulted ceiling, this elegant room enjoys panoramic garden views while creating a wonderful sense of openness and tranquillity. Perfectly suited for relaxation or entertaining, the space offers exceptional versatility and serves as a superb extension of the home's principal living accommodation.

DINING KITCHEN 13.41m x 3.22m (43'11" x 10'6")
Undoubtedly one of the standout features of the home, the exceptional dining kitchen provides a spectacular open-plan living and entertaining space of remarkable proportions. Beautifully designed and extensively fitted with a comprehensive range of quality cabinetry, complemented by generous work surfaces and integrated appliances, the kitchen perfectly balances practicality with style. The layout comfortably accommodates both informal seating and a full dining area, while the open plan design flows seamlessly into the adjoining lounge, creating a superb social hub ideal for modern family life and entertaining.

UTILITY ROOM 3.61m x 1.81m (11'10" x 5'11")
A practical and well-appointed utility room fitted with a range of storage units and complementary work surfaces, designed to neatly accommodate laundry appliances and additional household storage. This highly functional space benefits from external access to the rear, along with internal doors leading to the kitchen and integral double garage, making it ideally suited for day-to-day family living.

INTEGRAL GARAGE 6.49m x 5.12m (21'3" x 16'9")
A generous integral garage offering excellent versatility with internal access to the utility room, providing practical day-to-day convenience along with ample room for storage, hobbies or secure parking.

GYM / STORAGE 3.20m x 2.65m (10'5" x 8'8")
A versatile space currently utilised as a home gym, fitted with a window providing natural light and ventilation. This flexible area could equally serve as a hobby room, studio or additional storage, depending on requirements. Conveniently positioned within the garage, it offers practicality while remaining well-proportioned and adaptable for a variety of uses.

FIRST FLOOR / LANDING

BEDROOM ONE 6.25m x 4.30m (20'6" x 14'1")
An impressive and exceptionally spacious principal bedroom featuring fitted furniture and multiple windows allowing for plenty of natural light. The room provides ample space for wardrobes, seating, and additional bedroom furnishings, creating a comfortable and luxurious retreat.

BATHROOM 2.63m x 3.45m (8'7" x 11'3")
A stylish and generously proportioned bathroom fitted with a modern suite comprising a panelled bath, walk-in shower, vanity wash basin, low-level WC and bidet, complemented by contemporary tiling and quality fittings.

BEDROOM TWO 4.08m x 5.47m (13'4" x 17'11")
A generously sized and beautifully presented double bedroom featuring fitted furniture, soft neutral décor, and ample space for a full suite. Natural light flows through the window, enhancing the bright and airy feel. The room further benefits from access to a walk-in dressing area, offering excellent storage and a practical addition to the layout.

WALK-IN DRESSING AREA 1.72m x 1.27m (5'7" x 4'1")
A superb addition to the bedroom, this well-proportioned walk-in dressing area is fitted with a range of built-in wardrobes and storage solutions, providing excellent organisation for clothing and accessories.

BEDROOM THREE 2.80m x 4.53m (9'2" x 14'10")
A well-proportioned and versatile room featuring a Velux window and a rear-facing window that together allow for an abundance of natural light. The space is complemented by fitted wardrobes providing excellent built-in storage, while the neutral décor and wood-effect flooring create a bright and airy feel. Ideal for use as a bedroom, home office or hobby room.

BEDROOM FOUR 3.05m x 2.86m (10'0" x 9'4")
A bright and comfortable bedroom positioned to the front of the property, featuring a window that fills the room with natural light. The space benefits from fitted mirrored wardrobes providing excellent storage, alongside a useful built-in dressing table/desk area. Finished in neutral tones with a soft carpeted floor, this room is ideal as a bedroom, guest room or study.


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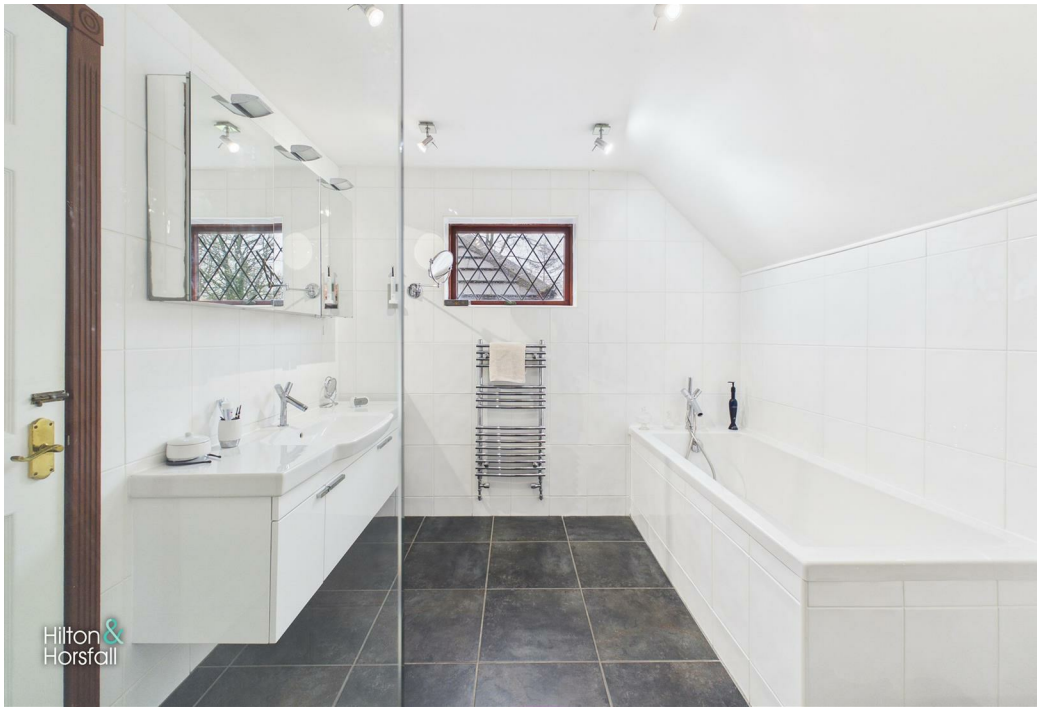
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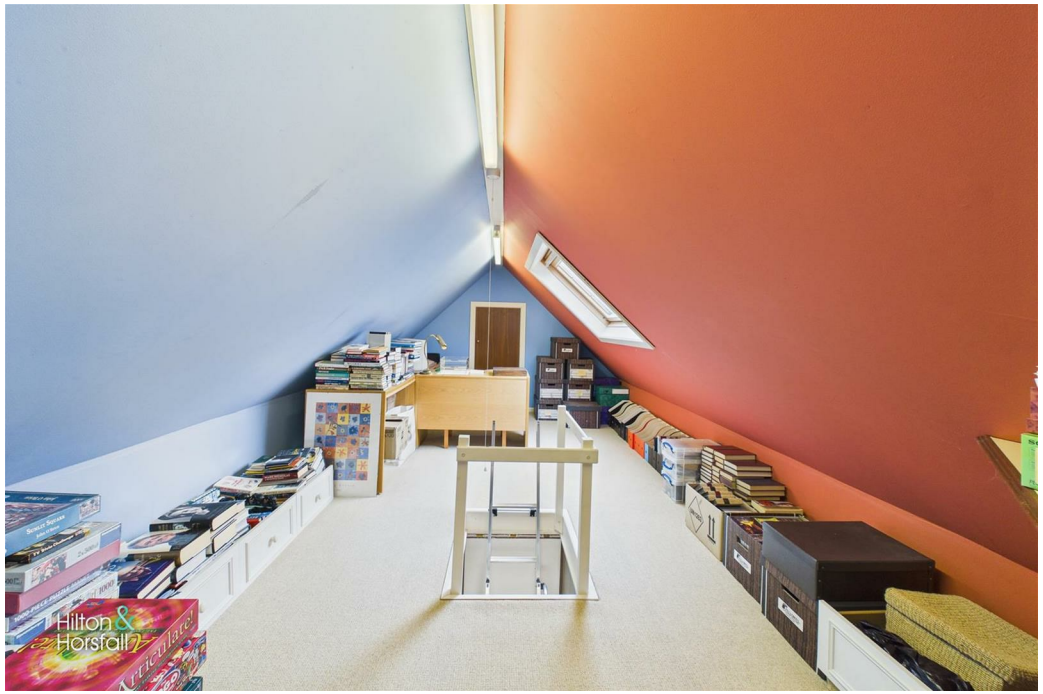

BATHROOM 2.63m x 2.61m (8'7" x 8'6")
A stylish and contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with mixer tap, low-level WC and a sleek vanity wash basin. The room is enhanced by a walk-in glass shower enclosure, attractive tiled walls and flooring, recessed spotlighting, and a Velux-style window providing natural light. A door leads through to a generous storage room, offering excellent practicality.

STORE ROOM 3.90m x 1.83m (12'9" x 6'0")
A highly practical and generously sized storage room accessed directly from the bathroom, offering excellent versatility. Ideal for use as a linen cupboard, hobby space or general household storage, with ample room for shelving and organisation. A valuable addition that enhances the overall functionality of the home.

BOILER ROOM 2.77m x 1.17m (9'1" x 3'10")
A useful and versatile ancillary space, perfect for everyday practicalities. The room provides an ideal environment for drying clothes and towels, while also offering valuable additional storage.

ATTIC 9.20m x 3.20m (30'2" x 10'5")
Accessed via a retractable loft ladder from the first-floor landing, this useful attic space provides excellent additional storage, with fitted units and generous eaves storage to either end. Well illuminated and neatly presented, the area offers flexibility for organised household storage, hobbies or occasional use, while remaining clearly defined as a non-habitable loft area.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/waterloo-house

LOCATION
Situated in a highly desirable position in Barrowford, this exceptional home enjoys the perfect balance of semi-rural tranquillity and everyday convenience. The property is within easy reach of the village centre, offering a variety of independent shops, cafés, restaurants and well-regarded amenities, while excellent transport links provide straightforward access to neighbouring towns and the motorway network. Surrounded by picturesque countryside yet remaining conveniently placed for local schools and leisure facilities, the location is ideally suited to families and those seeking a peaceful setting without sacrificing accessibility.

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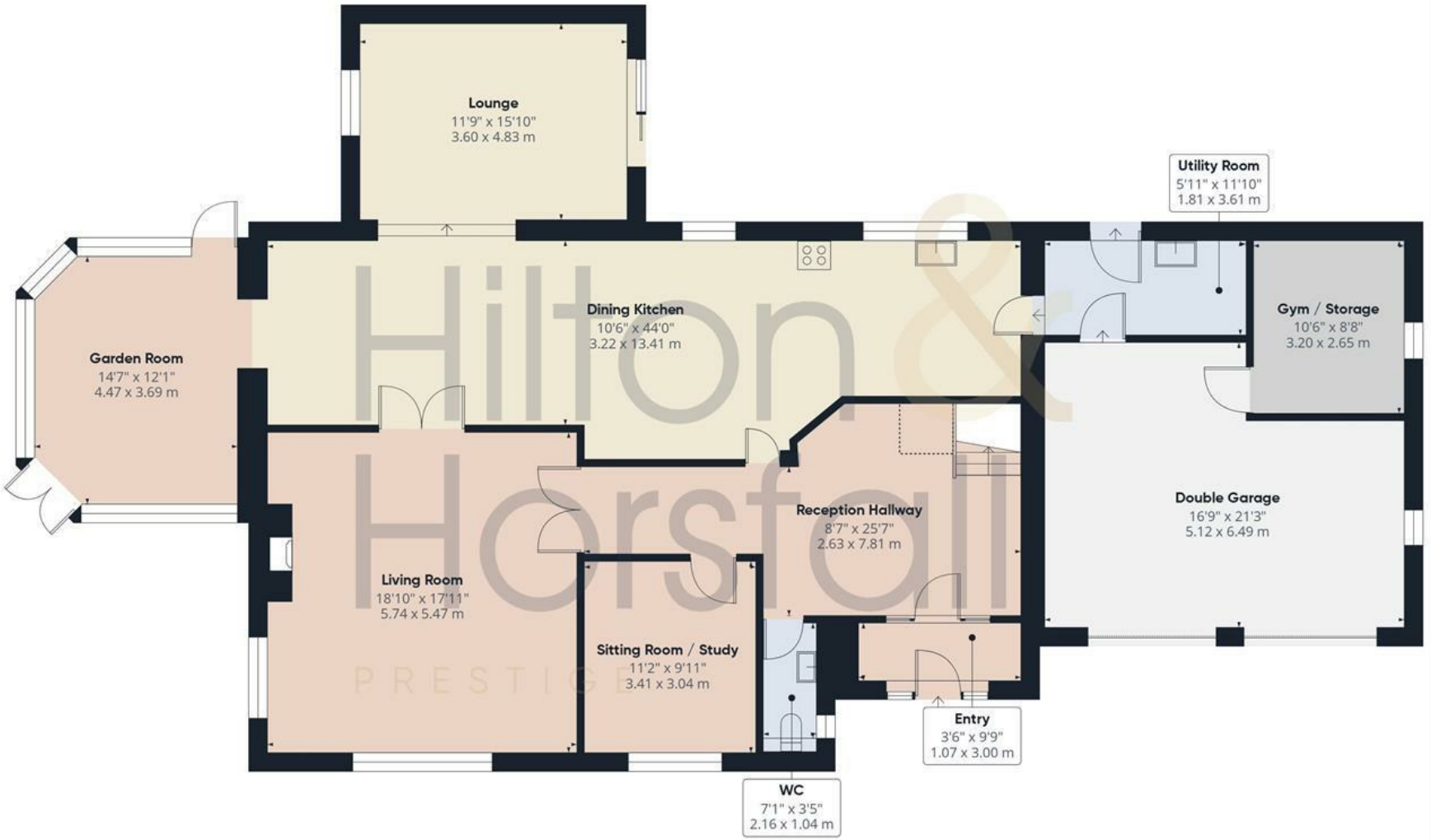

Ground Floor

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Approximate total area(1)

2089 ft²

194 m²

Reduced headroom

9 ft²

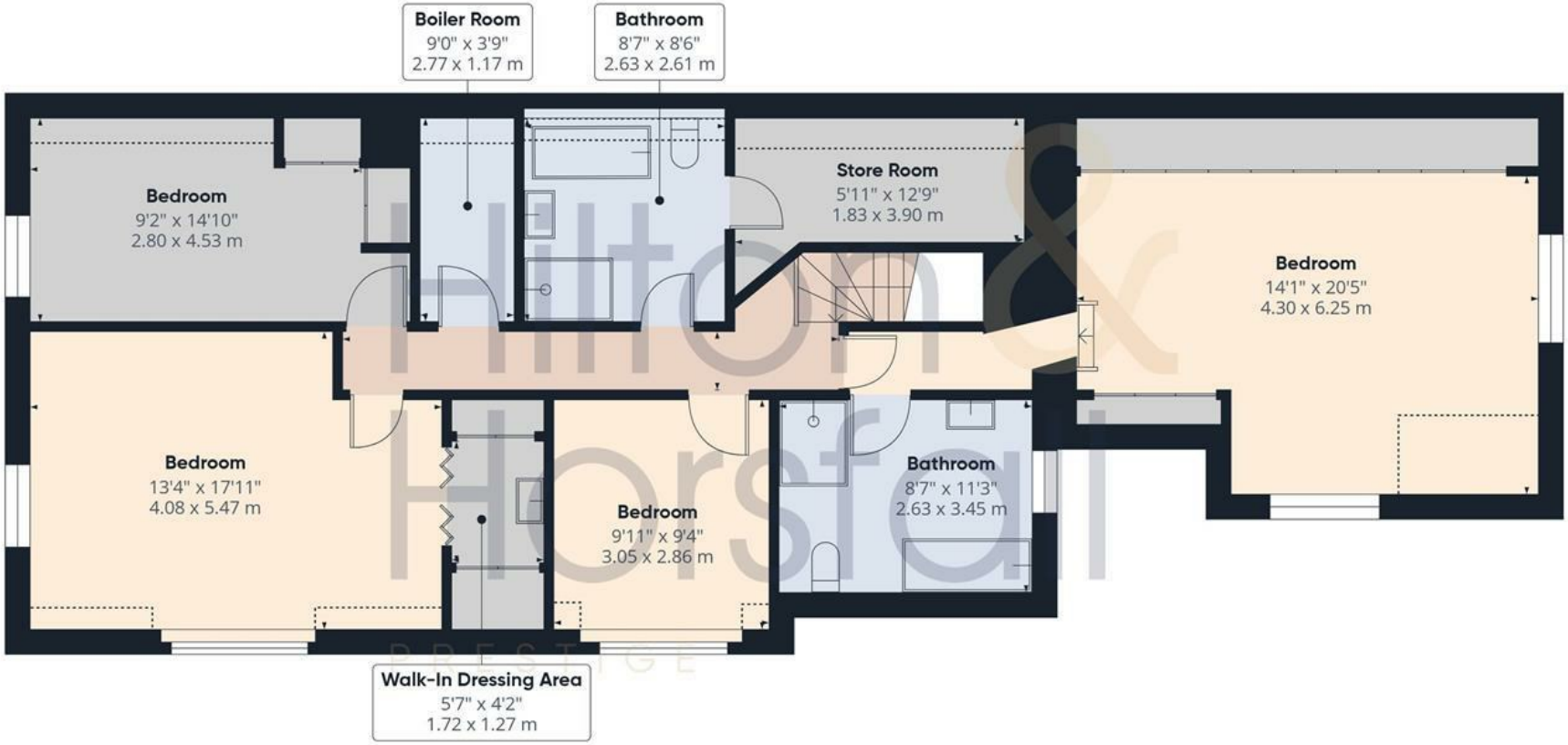
0.8 m²

(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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Approximate total area(1)

1224 ft²

113.8 m²

Reduced headroom

73 ft²

6.7 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.

W N S E

Floor 1

RIBBLE VALLEY
20 WELLGATE,
CLITHEROE, BB7 2DP
01200 435 667

BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

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