



Hilton &
Horsfall

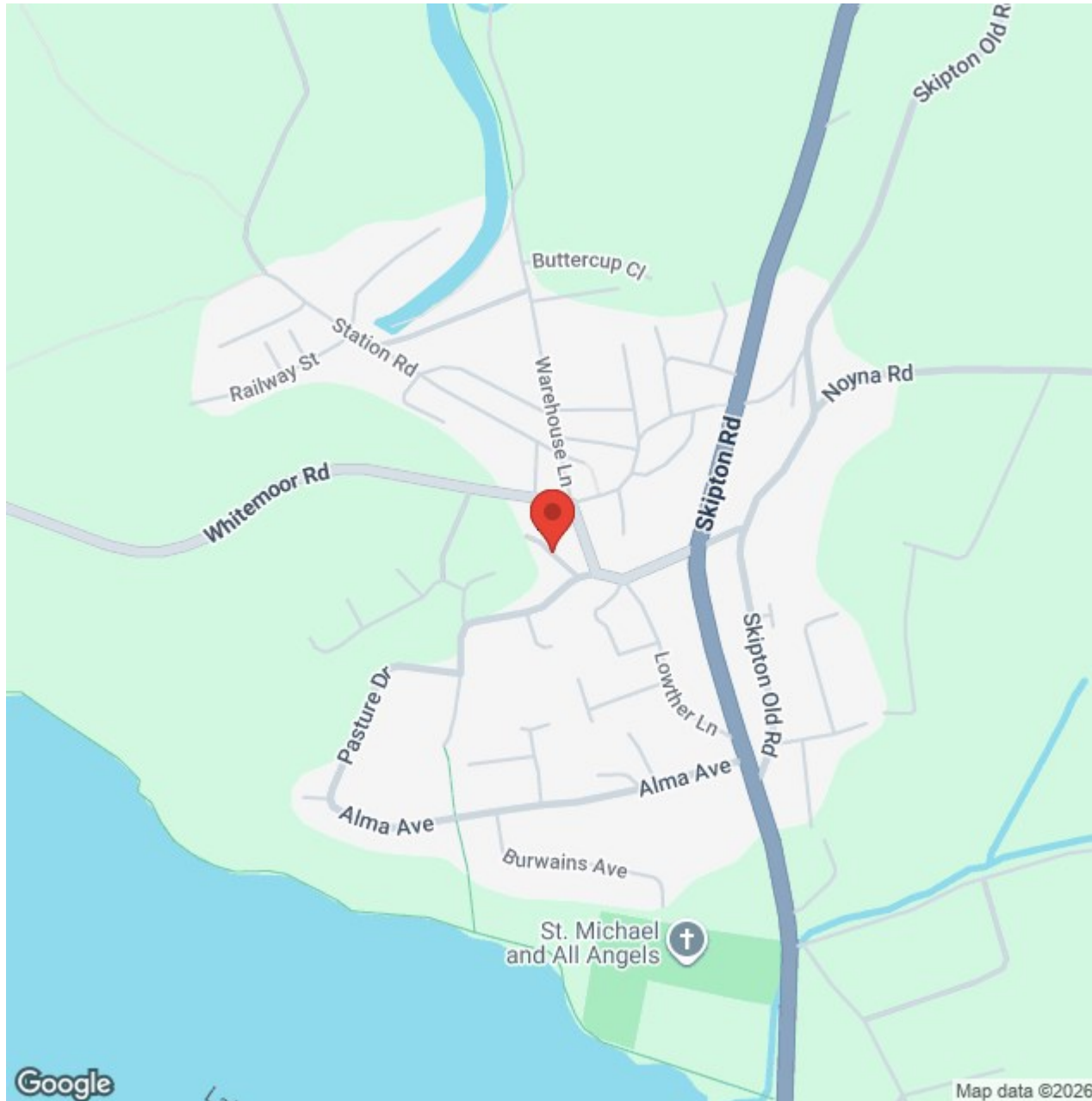
Rowan Drive, Foulridge

Offers In The Region Of £540,000

- Spacious family home arranged over multiple levels
- Open plan living room and modern dining kitchen
- Four well-proportioned bedrooms
- Modern bathroom, en-suite shower room and ground floor WC
- Integral garage with power and lighting
- Sought-after village location in Foulridge

An impressive and well-presented detached family home, arranged over three floors and offering spacious, flexible accommodation ideal for modern living. The property features a standout open plan living room and contemporary dining kitchen, forming the heart of the home and providing an excellent space for both everyday family life and entertaining. Additional ground floor accommodation includes a versatile sitting room which could also be utilised as a bedroom if required, along with a ground floor WC and access to the integral garage. The upper floors provide four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. Further benefits include a useful lower ground floor utility room with WC and additional storage space, offering excellent practicality. Externally, the home enjoys off-road parking and pleasant outdoor space, all set within the highly regarded village of Foulridge, close to local amenities, countryside walks and excellent transport links. In addition, the property also benefits from a left over 6 years NHBC guarantee.







Lancashire

An impressive and well-presented detached family home, arranged over three floors and offering spacious, flexible accommodation ideal for modern living. The property features a standout open plan living room and contemporary dining kitchen, forming the heart of the home and providing an excellent space for both everyday family life and entertaining. Additional ground floor accommodation includes a versatile sitting room which could also be utilised as a bedroom if required, along with a ground floor WC and access to the integral garage. The upper floors provide four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. Further benefits include a useful lower ground floor utility room with WC and additional storage space, offering excellent practicality. Externally, the home enjoys off-road parking and pleasant outdoor space, all set within the highly regarded village of Foulridge, close to local amenities, countryside walks and excellent transport links. In addition, the property also benefits from a left over 6 years NHBC guarantee.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM / BEDROOM 10'10" x 10'6" (3.32m x 3.22m)

This versatile ground floor sitting room is a bright and welcoming space, positioned to the front of the property and enjoying plenty of natural light via a window overlooking the frontage. Currently arranged as a comfortable lounge, the room offers excellent flexibility and could equally be utilised as a ground floor bedroom if required, making it ideal for multi-generational living or those seeking adaptable accommodation. Finished in neutral tones and offering ample space for seating or bedroom furniture, this room adds to the overall practicality and appeal of the home.

BEDROOM ONE 11'5" x 11'8" (3.48m x 3.57m)

Positioned to the rear of the property, this generous double bedroom enjoys a pleasant outlook over the garden and benefits from an abundance of natural light. The room offers ample space for a double bed along with additional bedroom furniture, making it a comfortable and relaxing retreat. A particular highlight is the direct access to a private en-suite, adding both convenience and privacy, and enhancing the appeal of this well-proportioned principal bedroom.

SHOWER ROOM 5'4" x 5'3" (1.63m x 1.62m)

The en-suite shower room is finished to a modern standard and fitted with a contemporary three-piece suite, comprising a walk-in shower enclosure, wash basin, and WC. Tastefully tiled walls create a clean, bright feel, complemented by practical storage and fittings. Serving the principal bedroom, this en-suite adds an excellent level of convenience and completes the main bedroom accommodation perfectly.

STUDY / BEDROOM TWO 15'8" x 10'0" (4.78m x 3.05m)

Located to the rear of the property, this well-proportioned and versatile room is currently utilised as a study, making it ideal for home working or hobbies. The room benefits from a rear-facing window providing natural light and a pleasant outlook, and offers ample space to be comfortably used as a second double bedroom if required. With fitted storage and flexibility in use, this room would suit a variety of needs, whether as a bedroom, home office, or additional living space.

INTEGRAL GARAGE 10'11" x 16'2" (3.33m x 4.95m)

The integral garage is accessed directly from the ground floor hallway, providing convenient internal access. It benefits from power and lighting and offers useful space for secure parking, storage or workshop use, making it a practical addition to the property.

WC 5'2" x 4'4" (1.58m x 1.33m)

The ground floor WC is finished to a modern standard and fitted with a contemporary two-piece suite, comprising a low-level WC and wash basin set within a vanity unit with useful storage. Tastefully tiled splashbacks and clean, neutral finishes create a bright and practical cloakroom, ideal for everyday family use and guests alike.

LOWER GROUND / HALLWAY

KITCHEN / LIVING ROOM 28'3" x 19'9" (8.62m x 6.04m)

The heart of the home is this impressive open plan living space, combining a spacious lounge, dining area and contemporary kitchen to create a superb family and entertaining environment. The living area offers generous proportions with ample room for large seating arrangements, complemented by modern lighting and a bright, airy feel throughout. Flowing seamlessly into the dining area, there is excellent space for a family dining table, making it ideal for everyday living and hosting guests. The kitchen is fitted with a stylish range of contemporary wall and base units, complemented by integrated appliances and generous worktop space. A central island provides additional storage and breakfast seating, enhancing both practicality and sociability. Large glazed doors open directly onto the rear patio and garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

STORAGE ROOM 10'4" x 8'8" (3.15m x 2.65m)

Situated on the lower ground floor, this useful storage room offers a versatile space suitable for a variety of non-habitable uses. As the room does not benefit from a window, it is best described and utilised as storage, hobby space or ancillary accommodation. Currently set up as a music/practice room, it demonstrates excellent flexibility and could equally serve as a workshop, games room, gym area, or secure general storage, depending on a buyer's needs.

WC / UTILITY 10'3" x 5'10" (3.14m x 1.78m)

Located on the lower ground floor, this practical utility room is fitted with a range of wall and base units providing useful storage, along with worktop space and plumbing for laundry appliances. The room also incorporates a WC, adding further convenience and making it a highly functional addition to the home. Ideal for everyday family use, this space keeps household tasks neatly separated from the main living areas while offering excellent practicality.

FIRST FLOOR / LANDING

The First floor landing is a bright and well-presented space, enhanced by a rooflight which allows natural light to flood in. Thoughtfully utilised, the landing provides a useful area ideal for a small home office or study nook, as currently arranged. From here, access is provided to the second floor accommodation, making this level both practical and versatile while maximising the use of space throughout the home.

BEDROOM THREE 11'1" x 19'5" (3.39m x 5.92m)

Located on the second floor, this charming and well-proportioned bedroom benefits from windows to both the front and rear, allowing plenty of natural light to flow through the space throughout the day. Featuring attractive vaulted ceilings with exposed beams, the room has a lovely sense of character while still offering ample space for a double bed and additional bedroom furniture. This bright and versatile room would make an ideal guest bedroom, teenager's room, or peaceful retreat at the top of the house.

BEDROOM FOUR 13'11" x 15'5" (4.26m x 4.72m)

Bedroom four is another well-proportioned double room, positioned on the upper floor and featuring a window to the rear that provides natural light and a pleasant outlook. The room benefits from a vaulted ceiling with exposed beam detail, adding character and a sense of space, and is finished with neutral décor and fitted carpeting. Ideal as a guest bedroom, child's room or additional home office, this versatile space complements the overall flexibility of the accommodation.

BATHROOM 10'5" x 7'7" (3.19m x 2.33m)

The family bathroom is a stylish and well-appointed space, finished to a modern standard and designed to make excellent use of the available space. Fitted with a contemporary suite comprising a panelled bath, separate shower enclosure, wash basin with vanity storage and WC, the room offers flexibility for both everyday family use and guests. A rooflight allows natural light to flood in, enhancing the bright and airy feel, while attractive tiling and quality fittings complete this impressive bathroom.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/rowan-drive-foulridge>

LOCATION

The property is situated in the highly regarded village of Foulridge, a popular and picturesque location offering the perfect balance between village life and countryside surroundings. Foulridge benefits from a range of local amenities including a village shop, cafés, public house, primary school and the Leeds & Liverpool Canal, which provides scenic walks and outdoor leisure opportunities. The area is well placed for access to neighbouring towns such as Colne, Barnoldswick and Skipton, while the M65 motorway network is within easy reach, making it ideal for commuters. Surrounded by open countryside yet conveniently connected, Foulridge remains one of the most desirable residential locations in the area.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horshall.co.uk

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 & Horshall 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.



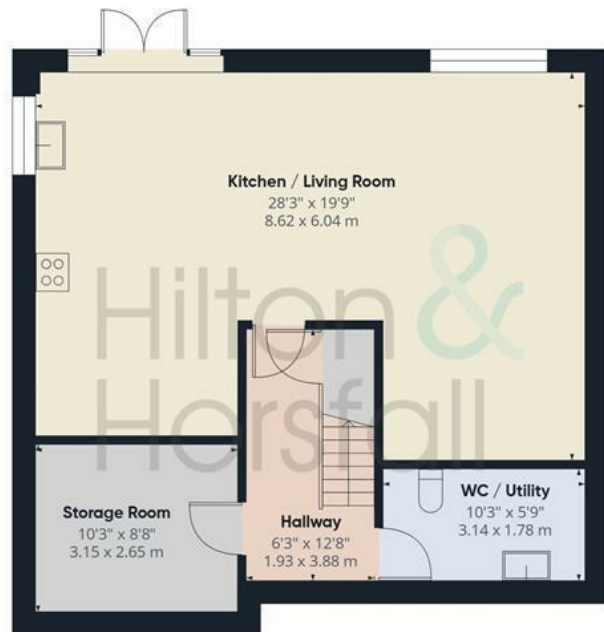
Hilton &
Horsfall

BB8 7RE

OUTSIDE

Externally, the property enjoys a pleasant outdoor space that complements the internal accommodation, offering an ideal area for relaxing, entertaining and outdoor dining. The garden provides a good degree of privacy and benefits from a level layout, making it suitable for a variety of uses. There is also the practical advantage of off-road parking and access to the integral garage, while the overall setting sits comfortably within this desirable residential location.

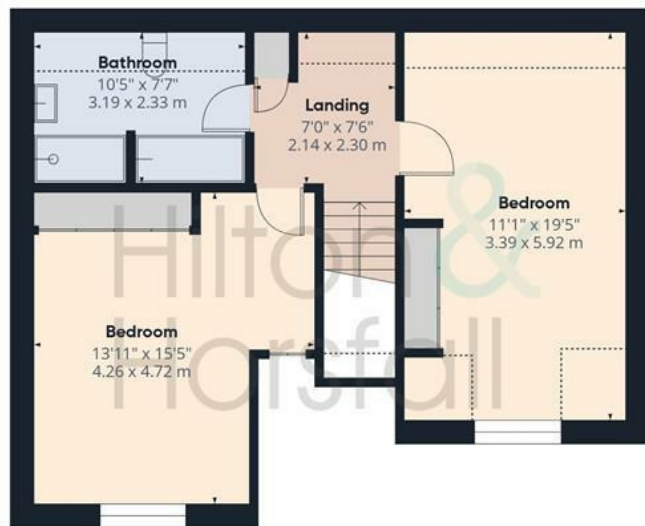




Ground Floor



Floor 1



Floor 2



Hilton & Horsfall

Approximate total area⁽¹⁾

2018 ft²

187.4 m²

Reduced headroom

69 ft²

6.4 m²

(1) Excluding balconies and terraces

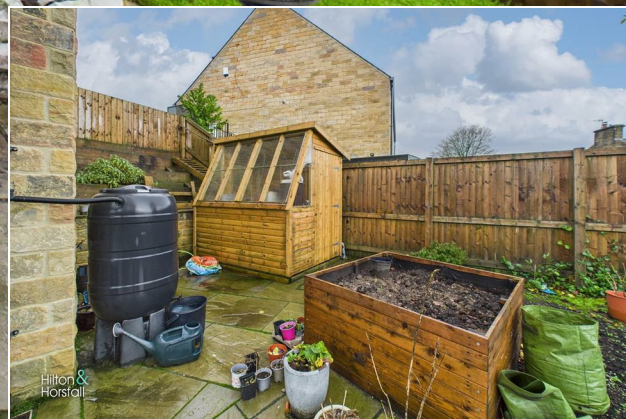
Reduced headroom

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.



Hilton &
Horsfall



Hilton &
Horsfall



Hilton &
Horsfall

Road

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

ESTATE AGENT
IN COLNE & NELSON
[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01282 560024](tel:01282560024)

[w. hilton-horsfall.co.uk](http://w.hilton-horsfall.co.uk)
[t. 01200 435667](tel:01200435667)