





Hilton &  
Horsfall

BB18 5PL

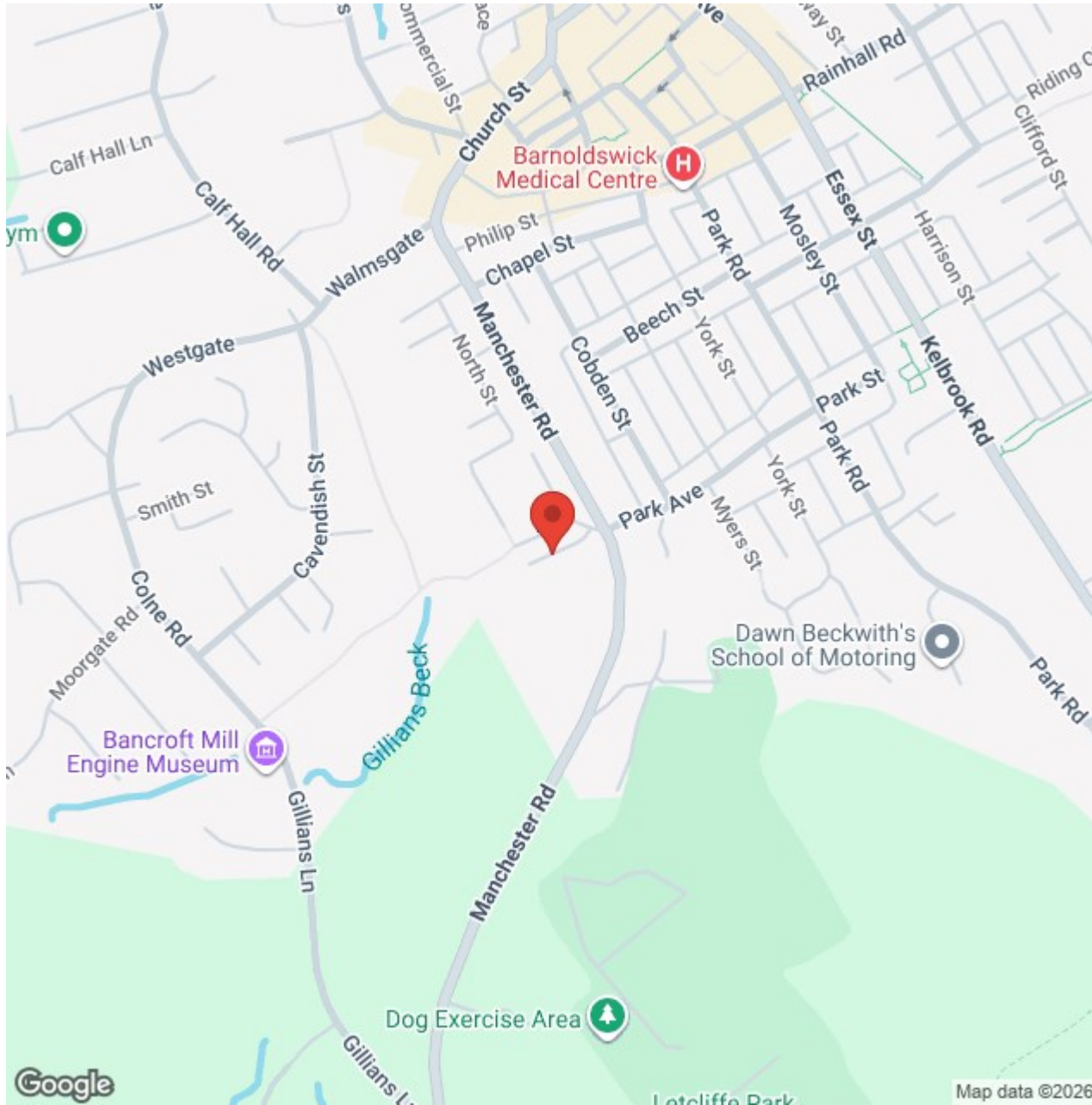
## Waterfall Cottage, Crowfoot Row, Barnoldswick

£145,000

- Charming stone-built cottage
- Two well-proportioned bedrooms
- Currently operating as a successful Airbnb
- Character features including exposed stonework and beams
- Enclosed, low-maintenance rear yard with seating area
- Sought-after location close to countryside walks and amenities

Nestled within a picturesque and highly sought-after row in Barnoldswick, Waterfall Cottage is a charming two-bedroom stone-built home brimming with character and warmth. Beautifully presented throughout, the property showcases a wealth of original features including exposed stonework, feature beams and a cosy multi-fuel stove, creating a welcoming and homely feel from the moment you step inside. Currently operating as a successful Airbnb, this property offers an excellent opportunity for those seeking a ready-made holiday let investment, second home or a delightful permanent residence, all offered to the market with no onward chain. The accommodation briefly comprises a spacious and inviting living room, a well-appointed fitted kitchen with access to the rear yard, two well-proportioned bedrooms and a three-piece bathroom suite. Externally, there is an enclosed, low-maintenance rear yard designed for relaxing and entertaining, complete with seating area and useful storage. Positioned in a desirable location with countryside walks nearby, yet within easy reach of local amenities, this is a superb opportunity to acquire a characterful home in a fantastic setting.







BB18 5PL

## Lancashire

Nestled within a picturesque and highly sought-after row in Barnoldswick, Waterfall Cottage is a charming two-bedroom stone-built home brimming with character and warmth. Beautifully presented throughout, the property showcases a wealth of original features including exposed stonework, feature beams and a cosy multi-fuel stove, creating a welcoming and homely feel from the moment you step inside. Currently operating as a successful Airbnb, this property offers an excellent opportunity for those seeking a ready-made holiday let investment, second home or a delightful permanent residence, all offered to the market with no onward chain. The accommodation briefly comprises a spacious and inviting living room, a well-appointed fitted kitchen with access to the rear yard, two well-proportioned bedrooms and a three-piece bathroom suite. Externally, there is an enclosed, low-maintenance rear yard designed for relaxing and entertaining, complete with seating area and useful storage. Positioned in a desirable location with countryside walks nearby, yet within easy reach of local amenities, this is a superb opportunity to acquire a characterful home in a fantastic setting.

### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 12'0" x 14'0" (3.66m x 4.28m)

A beautifully presented and characterful living room featuring exposed stone walls and impressive ceiling beams, creating a warm and inviting atmosphere. The focal point of the room is a charming recessed fireplace housing a multi-fuel stove, perfect for cosy evenings. Natural light flows through the front-facing window, enhancing the sense of space, while the layout comfortably accommodates both seating and entertaining. A truly welcoming heart of the home, blending traditional charm with modern comfort.

#### KITCHEN 6'4" x 11'6" (1.94m x 3.51m)

A well-appointed and functional kitchen fitted with a range of matching wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The space includes an integrated oven with extractor hood over, plumbing for appliances and ample storage, while natural light streams through the rear window overlooking the yard. With direct access to the outside and charming character features such as exposed beams and stonework, this is a practical yet attractive space suited to everyday living.

### FIRST FLOOR / LANDING

A bright and characterful landing space featuring exposed stonework, adding to the cottage's charm. The area provides access to the first floor rooms and includes a useful built-in storage cupboard, with a balustrade overlooking the staircase below, enhancing the sense of space and light.

#### BEDROOM ONE 11'10" x 8'9" (3.62m x 2.67m)

A well-proportioned double bedroom offering a calm and inviting feel, complemented by a feature exposed stone wall which adds character and charm. The room benefits from a window allowing for natural light, along with ample space for bedroom furniture, creating a comfortable and relaxing retreat.

#### BEDROOM TWO 11'10" x 4'11" (3.61m x 1.52m)

A well-presented second bedroom, currently arranged with bunk beds, making it an ideal space for guests, children or continued use as a holiday let. The room benefits from a window providing natural light and offers a practical layout with space for additional storage if required.

#### BATHROOM 6'11" x 6'2" (2.12m x 1.89m)

A well-presented three-piece bathroom suite comprising a low-level WC, pedestal wash basin and panelled bath with shower over and glass screen. The space is predominantly tiled and enhanced by a feature exposed stone wall, adding character and charm while maintaining a clean, bright finish.

### EXTERNALLY

Externally to the rear elevation you will find a well kept enclosed rear yard.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/waterfall-cottage-barnoldswick>

### LOCATION

Situated within the charming and highly sought-after village of Barnoldswick, Waterfall Cottage occupies a picturesque position within a quaint row of traditional stone cottages. The property is ideally placed for those seeking a balance of countryside living and everyday convenience, with beautiful scenic walks and open countryside right on the doorstep. Barnoldswick town centre is just a short distance away, offering a range of local amenities including shops, cafés, bars and well-regarded schools, along with excellent transport links to nearby towns such as Skipton, Colne and Clitheroe.

### 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.

### 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-horsfall.co.uk](http://www.hilton-horsfall.co.uk)



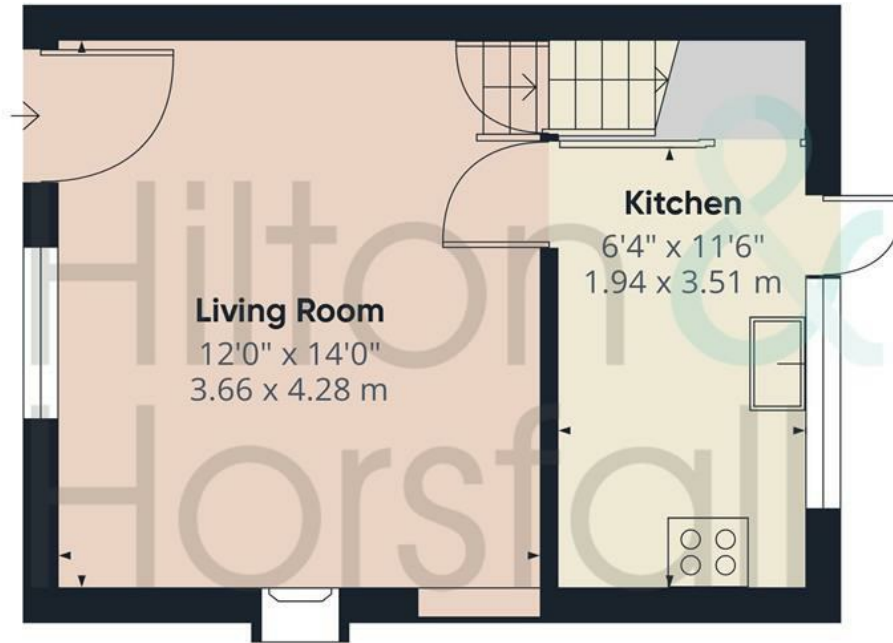
Hilton &  
Horsfall

BB18 5PL

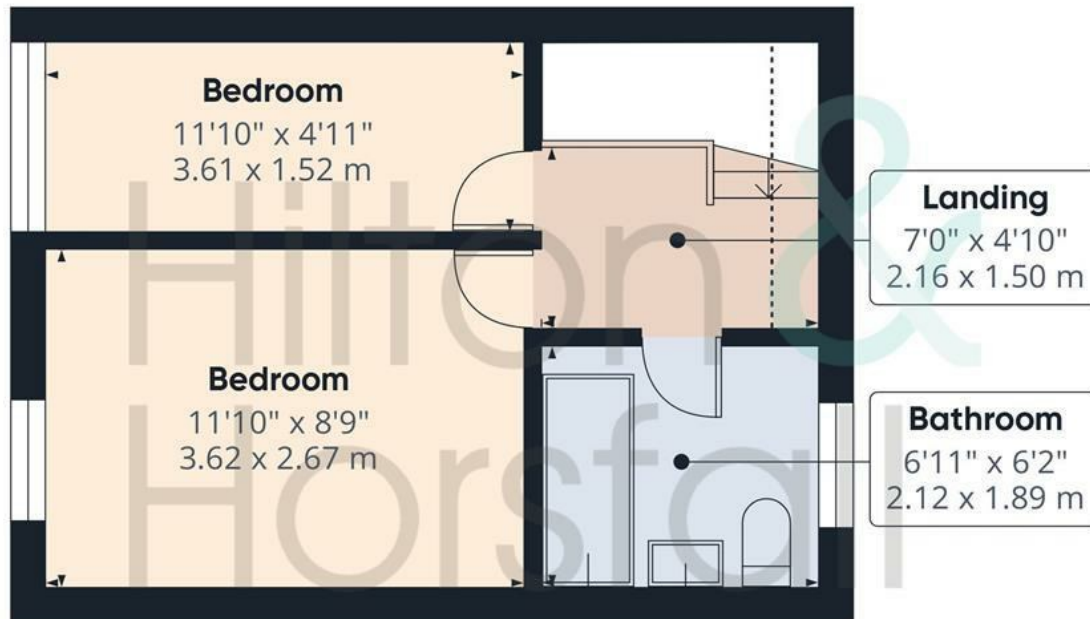
## OUTSIDE

Externally, the property benefits from a charming, low-maintenance rear yard, thoughtfully designed with a gravelled seating area—ideal for relaxing or entertaining. The space is enclosed, providing a good degree of privacy, and features a useful timber storage shed along with decorative festoon lighting which enhances the atmosphere, particularly in the evenings. To the front, the property enjoys an attractive stone façade, set within a picturesque and highly sought-after row, perfectly complementing the character of the surrounding cottages.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

513 ft<sup>2</sup>

47.8 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024