



Hilton &
Horsfall

BB11 3PR

Brooklands Road, Burnley

Offers In The Region Of £394,950

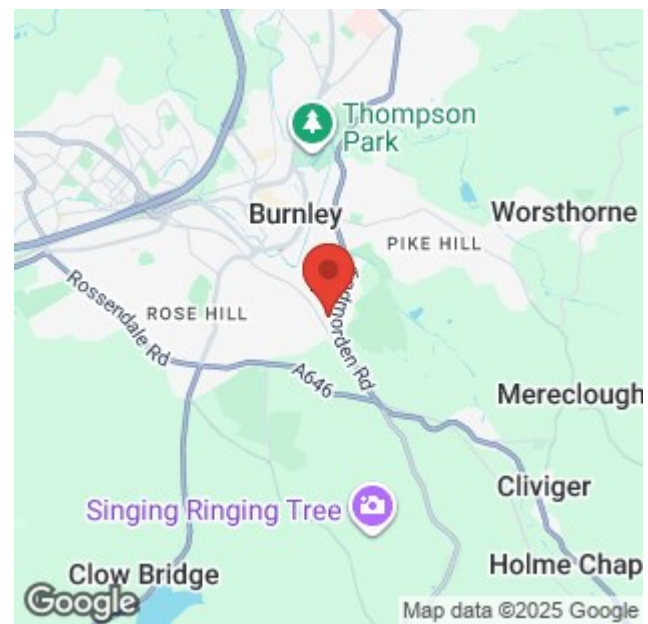
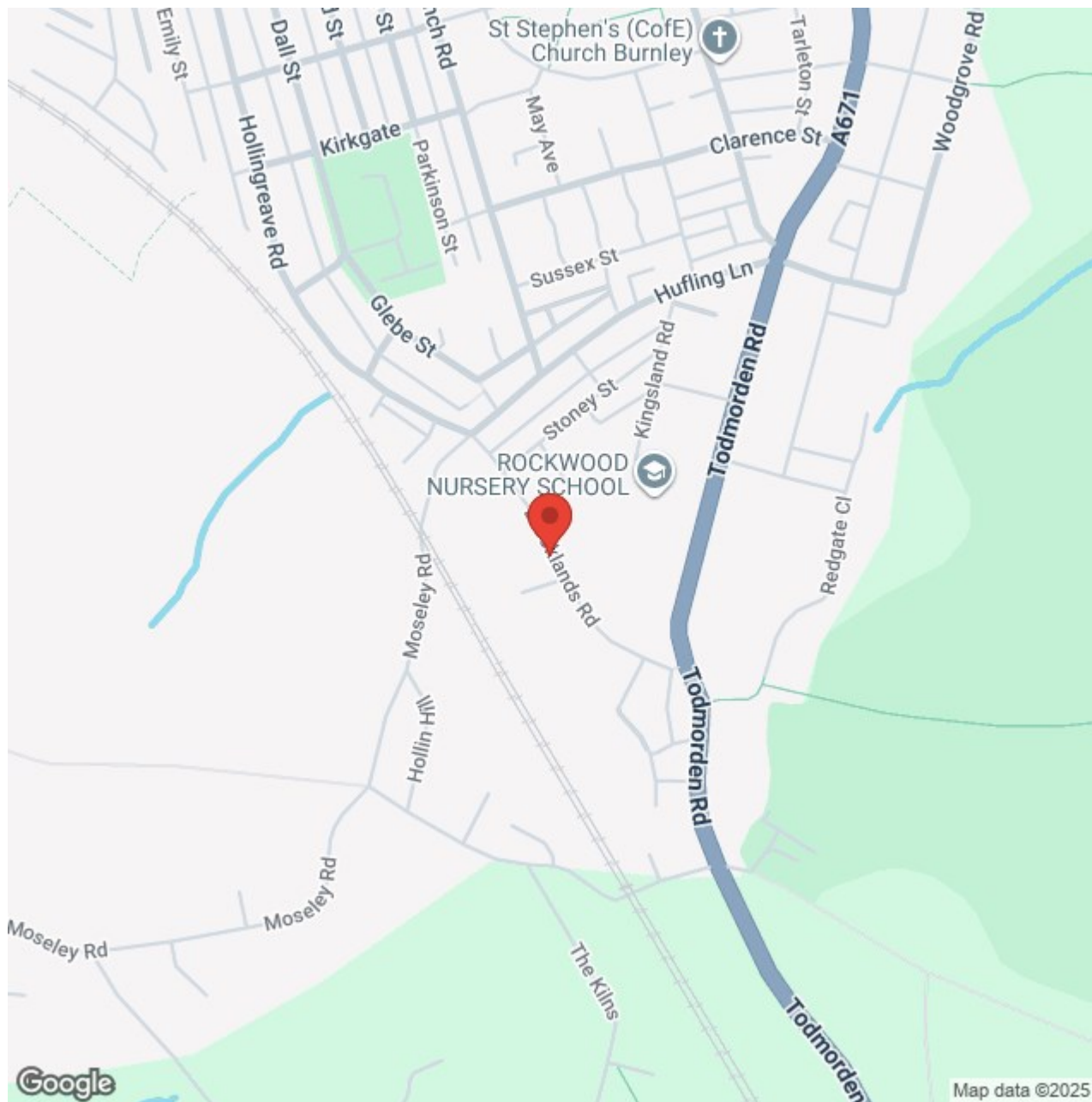
- Built in 1862 as a Gentleman's Residence
- First time on the market in 38 years
- Wealth of original and sympathetically restored features
- Upper floor windows feature reproduction Victorian-style stained glass
- Three bedrooms plus attic room
- Mature landscaped gardens and private courtyard
- 130ft driveway with ample parking
- Full Fibre installed
- Quiet tree-lined cul-de-sac in conservation area
- Short walk to Towneley Park, Burnley Manchester Road Station, and town centre

An Elegant Victorian Residence in a Prestigious Conservation Area

Built in 1862 as a distinguished Gentleman's Residence, this striking semi-detached home has been lovingly maintained by the same family for 38 years. Known as Towneley Villas, the property is steeped in history and brimming with original period charm — complemented by sympathetic restoration and tasteful décor featuring William Morris, Sanderson, and Laura Ashley designs. The upper floor windows feature reproduction Victorian-style stained glass, matching the original designs safely stored in the cellar.

Set in mature, beautifully landscaped gardens within a quiet tree-lined cul-de-sac, the home offers a unique blend of space, character, and convenience, being just a short stroll from Towneley Park & Golf Course, Burnley Manchester Road Station, and Burnley town centre.







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GROUND FLOOR

ENTRANCE VESTIBULE

A welcoming entrance vestibule featuring original Victorian stained glass to the vestibule door and a skylight above, setting the tone for the period charm found throughout the home.

HALLWAY

A welcoming reception hallway with original decorative cornice work and ornate plaster detailing, leading to the principal ground floor rooms.

LIVING ROOM 12'6" x 12'5" (3.82m x 3.81m)

A bright and elegant reception room with a large bay window to the front elevation, flooding the space with natural light. The focal point is a beautiful fireplace with intricate surround, complemented by high ceilings, picture rails, and decorative plasterwork. All original stained glass for the ground floor is safely stored in the cellar and can be reinstalled by the buyer if desired.

DINING ROOM 13'7" x 15'7" (4.15m x 4.75m)

A generous formal dining room with dual aspect windows and French doors opening to the rear courtyard garden. Features include an ornate reproduction period fireplace, decorative coving, and ample space for entertaining.

DINING KITCHEN 24'10" x 8'4" (7.58m x 2.56m)

A well-appointed kitchen with a range of base units only, contrasting worktops, and a Belfast sink. There is space for a range-style cooker and freestanding appliances. The room flows into a bright dining area with windows to the side elevation and ample space for a family dining table.

UTILITY ROOM 10'1" x 7'5" (3.09m x 2.27m)

A practical addition with fitted base units, sink, plumbing for laundry appliances, Velux roof light, and French doors to the garden.

GROUND FLOOR SHOWER ROOM / WC 6'5" x 7'10" (1.98m x 2.40m)

Fitted with a shower enclosure, WC, and pedestal wash basin — ideal for guests or multi-generational living.

LOWER GROUND FLOOR

CELLAR 11'8" x 15'10" (3.57m x 4.84m)

A sizeable storage/workshop space with stone flagged floor, ideal for hobbies, wine storage, or additional household storage.

FIRST FLOOR / LANDING

BEDROOM ONE 16'6" x 12'10" (5.04m x 3.93m)

A large double room to the front elevation with two windows and a reproduction Victorian fireplace.

BEDROOM TWO 13'8" x 11'4" (4.18m x 3.47m)

A spacious double bedroom with dual aspect windows to the side and rear elevations, and an original cast iron fireplace.

BEDROOM THREE / STUDY 7'3" x 8'4" (2.23m x 2.56m)

A versatile single bedroom, currently used as a home office, with rear-facing window.

BATHROOM 12'1" x 5'7" (3.69m x 1.72m)

Fitted with a modern white suite comprising a bath with shower over, WC, wash basin, and chrome heated towel rail.

SECOND FLOOR / LANDING

ATTIC ROOM 12'10" x 11'5" (3.93m x 3.50m)

A generous, light-filled room with dormer window and far-reaching views, offering potential as a guest bedroom, studio, or hobby space.

ADDITIONAL INFO

The property is double glazed throughout.

LOCATION

Brooklands Road is one of Burnley's most sought-after addresses — a peaceful, leafy cul-de-sac lined with period homes, set within a conservation area. The location offers:

5 minutes' walk to Towneley Park and golf course, 10 minutes' walk to Burnley Manchester Road Station (direct trains to Leeds, Manchester, Preston), 10 minutes' walk to Burnley town centre, Easy road access to the M65, M66, and national motorway network, Views towards Yorkshire and the South Pennine Hills within easy walking/driving distance

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/brooklands-road-burnley>

PUBLISHING

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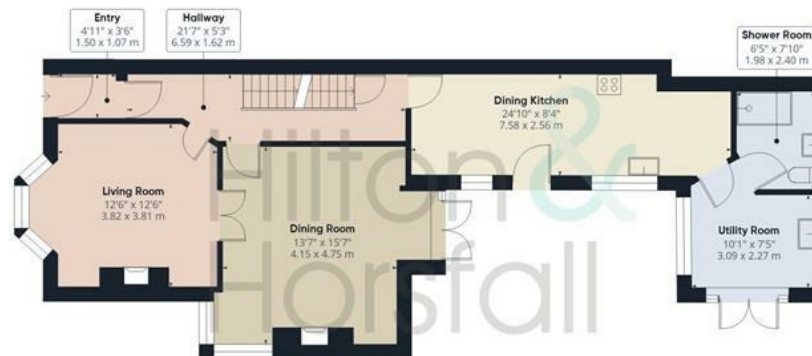


OUTSIDE

The property is approached via a 130ft driveway, providing ample parking. To the front is an elevated stone terrace with steps leading through landscaped mature gardens filled with established trees, shrubs, and seasonal planting. The rear and side offer a secluded courtyard garden with seating areas, water feature, greenhouse, shed, and space for outdoor entertaining.



Floor -1



Ground Floor

Approximate total area⁽¹⁾

1784 ft²

165.8 m²

Reduced headroom

25 ft²

2.4 m²



Floor 1



Floor 2

(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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