



Hilton &
Horsfall

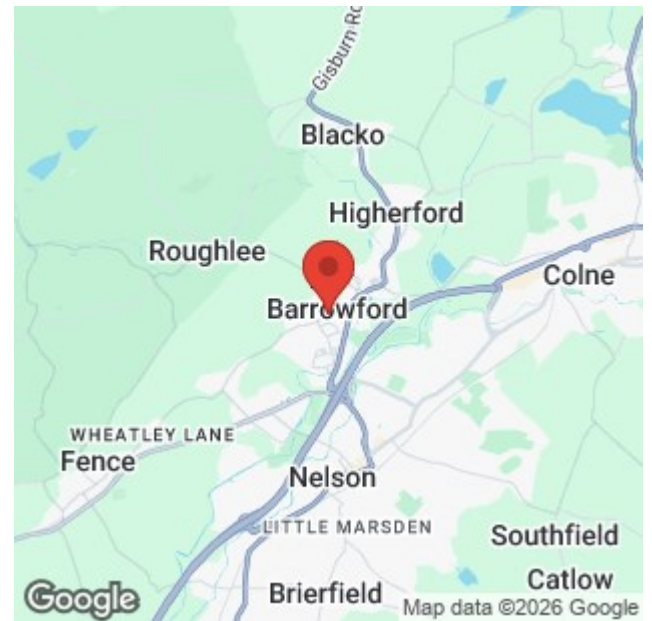
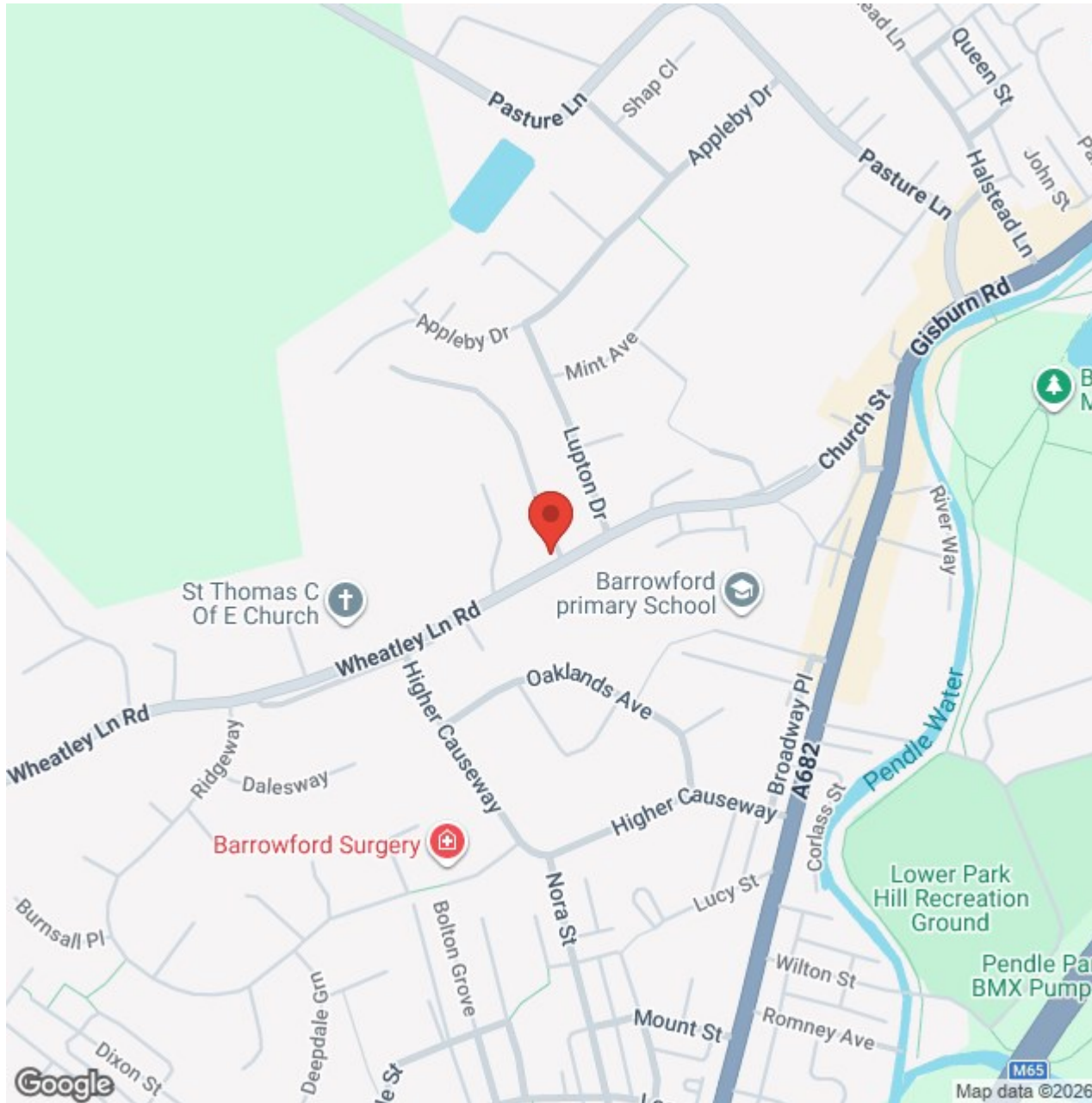
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The Barn House, Church Street, Barrowford Offers In The Region Of £525,000

- Large family home in sought-after Barrowford location
- Four double bedrooms (one to the ground floor)
- Spacious living room with log burning stove
- Modern fitted dining kitchen
- Generous rear garden with storage shed
- Solar panels & no chain delay

An impressive and spacious four bedroom family home located in the highly sought-after village of Barrowford, offering versatile living accommodation set over two floors. The property is beautifully presented throughout and features a stunning living room with a log burning stove, a generous fitted dining kitchen, and a flexible ground floor room which can be utilised as a fourth bedroom, sitting room or formal dining space. A useful ground floor WC and welcoming entrance hall further enhance the practicality of the home. To the first floor are three well-proportioned double bedrooms and a stylish four-piece family bathroom. Externally, the property benefits from a shared courtyard to the front providing off-road parking, a detached garage, and a particularly generous rear garden with a large storage shed—ideal for families and outdoor entertaining. The property also benefits from solar panels installed under a roof space agreement with Cast Enterprises Ltd, providing the occupier with the benefit of solar-generated electricity. Further details, including system specifications and agreement terms, are available upon request. The property is offered with no onward chain.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

A spacious and inviting entrance hall with stairs leading to the first floor, complemented by traditional features and neutral décor. The space benefits from a door to the front and a glazed door providing access out to the rear garden, allowing for plenty of natural light and a pleasant outlook. A great introduction to the home.

GROUND FLOOR WC 6'9" x 4'3" (2.08m x 1.31m)

Fitted with a modern two-piece suite comprising a low level WC and wash hand basin set within a vanity unit, complemented by tiled flooring and a wall-mounted mirror. A useful addition to the home, ideal for guests and everyday convenience.

LIVING ROOM 16'11" x 21'8" (5.18m x 6.62m)

A stunning and generously proportioned living room featuring high ceilings with ornate coving and ceiling details, creating a real sense of character and space. The room is beautifully presented and benefits from windows to both the front and rear, allowing for an abundance of natural light throughout. A log burning stove set on a stone hearth provides a focal point to the room, making it a warm and inviting space ideal for relaxing or entertaining.

KITCHEN 12'9" x 18'6" (3.89m x 5.66m)

A spacious and beautifully presented fitted kitchen comprising a range of matching wall and base units with contrasting work surfaces, incorporating a range-style cooker set within a recessed chimney breast. The room benefits from quality tiled flooring, recessed spot lighting and ample space for dining, making it ideal for both everyday family living and entertaining. There is a door providing access out to the front courtyard, along with internal access to the rest of the property.

BEDROOM FOUR / SITTING ROOM / DINING ROOM 13'1" x 10'2" (3.99m x 3.11m)

A versatile ground floor room which can be utilised as a fourth double bedroom, additional sitting room or formal dining room. The space is well-proportioned and neutrally presented, with a window allowing for natural light and a radiator. Ideal for a variety of uses to suit modern family living requirements.

FIRST FLOOR / LANDING

BEDROOM ONE 16'11" x 13'0" (5.16m x 3.98m)

A generous double bedroom offering ample space for furnishings, beautifully presented with neutral décor and fitted carpet. The room benefits from multiple windows allowing for plenty of natural light, along with a unique circular feature window adding character. A bright and spacious principal bedroom.

BEDROOM TWO 14'8" x 10'5" (4.49m x 3.18m)

A spacious double bedroom with ample room for furnishings, finished in neutral tones and benefiting from a large window allowing for plenty of natural light. This room also enjoys the added advantage of a walk-in wardrobe, providing excellent storage and practicality.

WALK-IN WARDROBE 4'11" x 4'5" (1.50m x 1.37m)

BEDROOM THREE 14'9" x 9'3" (4.51m x 2.84m)

A well-proportioned double bedroom with space for furnishings, finished in neutral tones and benefiting from a window allowing for natural light. A comfortable and versatile room, ideal for family living or guest accommodation.

BATHROOM 14'8" x 6'7" (4.49m x 2.03m)

A stylish and spacious four-piece bathroom suite comprising a freestanding bath, walk-in shower with glass screen, low level WC and a double wash hand basin set within a vanity unit. The room is finished with contemporary fittings, complementary tiling and flooring, along with a window allowing for natural light. A beautifully presented and well-appointed family bathroom.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-barn-house>

LOCATION

Situated on Church Street in the highly sought-after village of Barrowford, this property enjoys a prime position within walking distance of a range of local amenities. Barrowford village offers an excellent selection of boutique shops, cafés, restaurants and well-regarded schools, making it an ideal location for families. The property is also conveniently located for access to Barrowford Park and the Heritage Centre, as well as popular local establishments such as The White Bear, The Bridge and The Lamb Working Men's Club. Excellent transport links are nearby, with easy access to the M65 motorway providing routes to Burnley, Colne and beyond.

PUBLISHING

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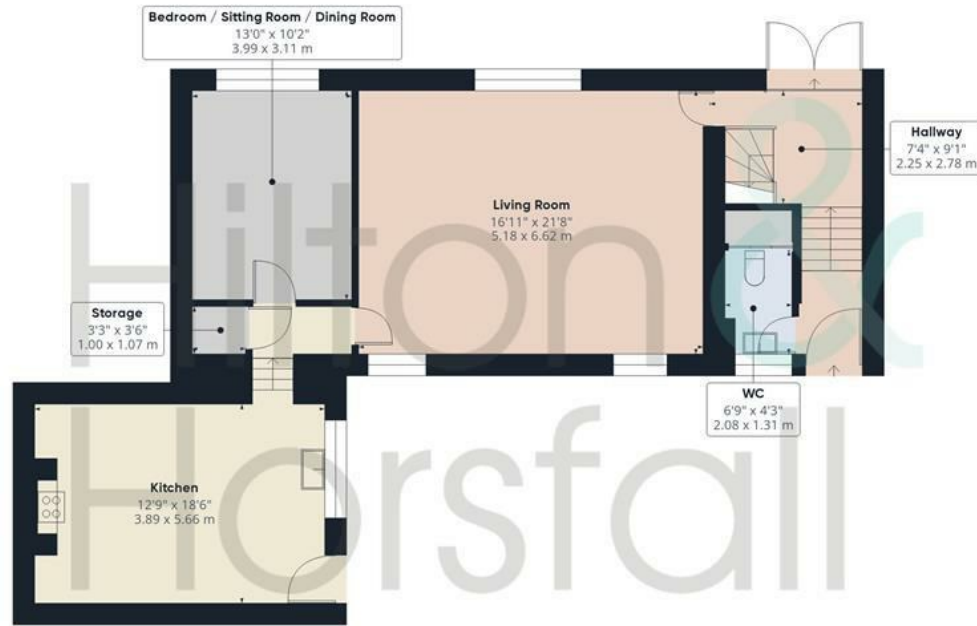


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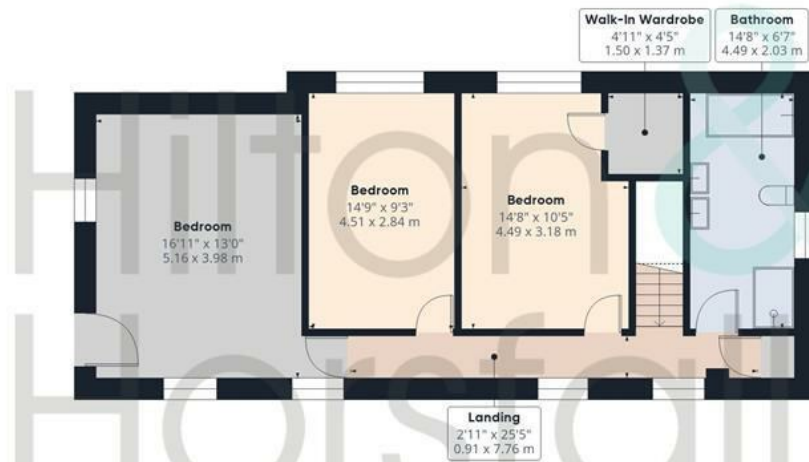
OUTSIDE

To the front of the property is a shared block-paved courtyard providing off-road parking, along with access to a detached garage offering further storage or secure parking. To the rear is a particularly generous garden, mainly laid to lawn with mature trees and a pleasant open aspect, creating a fantastic space for families and outdoor entertaining. There is also a large storage shed and a paved seating area, ideal for enjoying the warmer months.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1682 ft²

156.1 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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