







Hilton &  
Horsfall



BB18 6RD

## Red Lion Street, Earby, Barnoldswick

### Offers In The Region Of £184,950

- Spacious three-bedroom mid-terrace home plus attic
- Beautiful period features throughout
- Large open-plan living & dining room
- Contemporary kitchen plus rear sunroom
- Four-piece family bathroom with roll-top bath
- Versatile converted attic room
- Enclosed rear yard with elevated terrace
- Energy Efficient Air to Air Heat Source System

A deceptively spacious and characterful mid-terrace home situated in a popular residential area within walking distance of local amenities and open countryside.

This charming property boasts a wealth of original features blended with modern comforts across three floors of versatile living space. Internally, the home briefly comprises: a welcoming entrance hallway, a large open-plan living and dining room with period detailing and a feature fireplace, a stylish fitted kitchen with a range of wall and base units, and a light-filled sunroom leading out to a raised patio terrace.

To the first floor, you'll find three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom including a roll-top bath and separate shower. A staircase from the landing leads to a generous attic room, ideal for use as an additional bedroom, home office, or playroom.

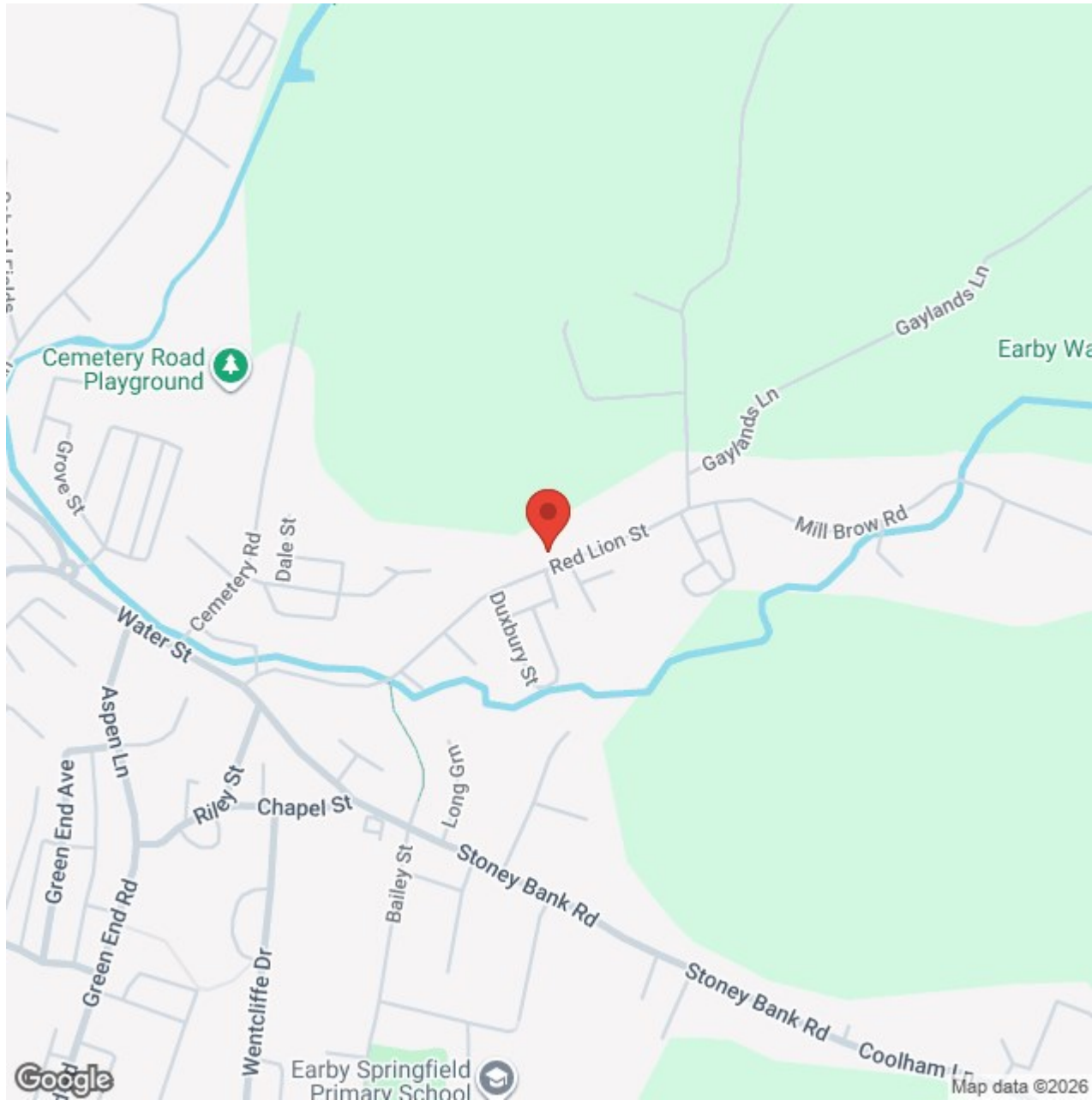
Externally, the property benefits from a lovely enclosed rear yard with access to a useful outbuilding and a gate to the rear passageway.

With approx 1,400 sq ft of accommodation, high ceilings, original features, and flexible living arrangements, this delightful home would suit a range of buyers looking for space, character, and convenience.















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## Lancashire

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### GROUND FLOOR

#### ENTRANCE VESTIBULE

A welcoming entrance with original coving and doorway leading into the hallway.

#### HALLWAY

Spacious and traditional with high ceilings, ceiling coving, and access to the main reception rooms and staircase to the first floor.

#### LIVING ROOM / DINING AREA 12'7" x 27'7" (3.85m x 8.42m)

A substantial open-plan reception space featuring a bay-fronted window to the front elevation, two charming feature fireplaces, decorative ceiling roses and coving, and ample space for both lounge and dining furniture.

#### KITCHEN 8'1" x 10'11" (2.47m x 3.33m)

A modern fitted kitchen with a range of base and wall units, complementary worktops, integrated appliances, wine rack, tiled splashbacks, and stylish contrasting cabinetry. Window overlooking the rear yard and access to the sunroom.

#### SUN ROOM 7'0" x 11'9" (2.14m x 3.59m)

A lovely additional sitting space with a pitched glazed roof, wood-effect flooring, and double doors opening onto a raised rear terrace with pleasant views.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 10'3" x 14'8" (3.13m x 4.49m)

A generous double bedroom with large window, traditional fireplace surround, high ceilings, and wood-effect flooring.

#### BEDROOM TWO 8'11" x 12'5" (2.74m x 3.79m)

Another good-sized bedroom with a window, wood-effect flooring, and space for furniture.

#### BEDROOM THREE 7'2" x 9'4" (2.19m x 2.85m)

A single bedroom currently used as a nursery, with window and fitted shelving.

#### BATHROOM 8'1" x 10'6" (2.47m x 3.21m)

A beautifully presented four-piece family bathroom with freestanding roll-top bath, separate walk-in shower, WC, pedestal wash basin, part tiled walls, timber panelling, and exposed beams. Window to the rear.

### SECOND FLOOR

#### ATTIC ROOM 15'2" x 17'11" – reduced headroom (4.64m x 5.48m – reduced headroom)

A large, versatile attic room accessed via staircase from the landing. Ideal as an additional bedroom, study, playroom, or creative space. Features sloped ceilings, Velux-style roof window, and timber cladding.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/red-lion-street/>

#### LOCATION

Situated in the heart of Earby, this property offers easy access to the local shops, pubs, schools, and parks, while also being just a short drive from nearby Barnoldswick and Skipton. The surrounding area is ideal for those who enjoy countryside walks

and village living with a strong community feel. Excellent transport links nearby connect you to the wider Lancashire and Yorkshire regions.

### PUBLISHING

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## OUTSIDE

To the rear of the property is a pleasant enclosed yard with elevated decked terrace accessed via the sunroom, ideal for a morning coffee or evening drink. The yard offers privacy, greenery, and access to a handy outbuilding/storage space, with gated access to the rear.







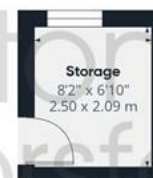
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1414 ft<sup>2</sup>

131.3 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>

2.3 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.





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