



Hilton &
Horsfall

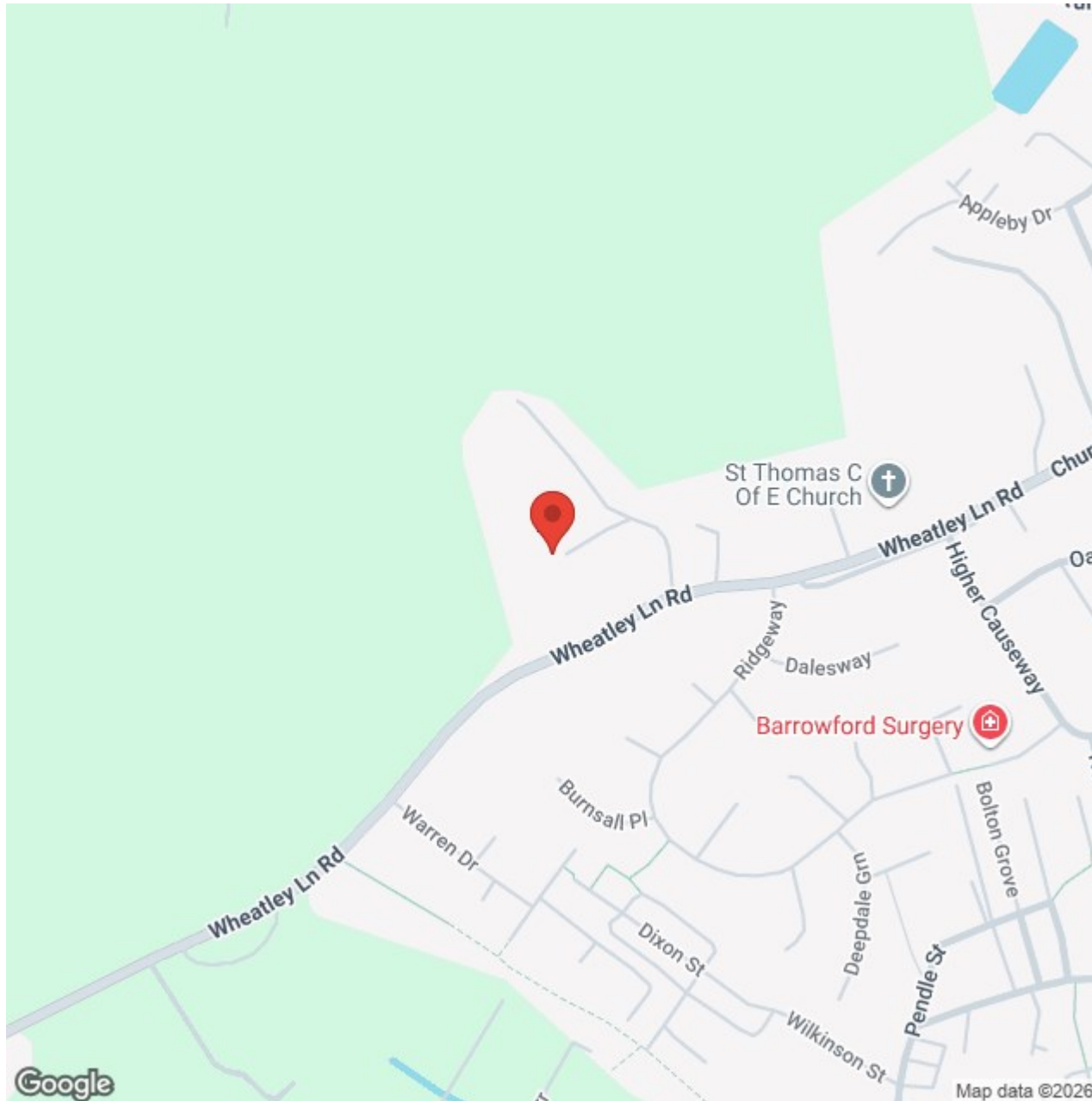
The Willows, Clough Springs, Barrowford

Offers In The Region Of £520,000

- Impressive four bedroom detached residence
- Private electric gated driveway
- Generous lawned gardens
- Superb open aspect views
- Spacious dining kitchen with central island
- Integral garage and ample off-road parking
- Outstanding-rated primary school nearby

Occupying a private and highly desirable position at Clough Springs, The Willows is an impressive four-bedroom detached residence offering substantial family accommodation, generous gardens and attractive open aspect views. The property is approached via an electric gated driveway providing ample off-road parking and access to the integral garage. Internally, the accommodation is particularly well proportioned, with a spacious entrance hallway, an excellent rear living room with direct garden access and a superb dining kitchen forming the heart of the home. The kitchen is fitted with a stylish range of contemporary units, integrated appliances and a large central island, with ample space for dining and entertaining. A utility/storage area and ground floor WC complete the ground floor. To the first floor are four generous bedrooms, including a spacious principal bedroom with en-suite shower room, together with a well-appointed family bathroom. Externally, the property enjoys a particularly private setting with generous lawned gardens, mature boundaries and open aspects towards surrounding greenery and woodland. Combining space, privacy and a semi-rural feel with convenient access to Barrowford and surrounding towns, The Willows makes an excellent family home.







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GROUND FLOOR

HALLWAY 12'1" x 9'1" (3.70m x 2.77m)

A spacious and welcoming entrance hallway providing access to the principal ground floor accommodation. A staircase rises to the first floor with attractive turned balustrades, while the generous proportions create a bright and open first impression. Finished with practical flooring, inset ceiling lighting and useful space beneath the stairs.

LIVING ROOM 23'2" x 13'7" (7.07m x 4.15m)

A superbly proportioned living room positioned to the rear of the property, offering an excellent amount of space for a variety of furniture arrangements. A feature fireplace provides an attractive focal point, while windows and glazed double doors draw in plenty of natural light and provide direct access out to the garden. The room enjoys a pleasant outlook over the surrounding greenery, creating a bright and comfortable main reception space.

DINING KITCHEN 14'10" x 28'2" (4.53m x 8.60m)

An impressive and exceptionally spacious dining kitchen, beautifully appointed with a comprehensive range of sleek high-gloss units, generous work surfaces and a substantial central island incorporating further storage, preparation space and a breakfast bar. Integrated appliances are neatly housed within the cabinetry, while inset and pendant lighting add to the contemporary finish. The room provides ample space for a full dining suite and benefits from windows to multiple aspects together with glazed double doors opening directly onto the garden, creating a superb space for both everyday family life and entertaining.

GROUND FLOOR WC 7'0" x 4'4" (2.15m x 1.34m)

A useful ground floor WC, fitted with a two-piece suite comprising a low-level WC and pedestal wash basin, complemented by neutral décor and practical flooring.

UTILITY / STORE 3'3" x 4'5" (1.00m x 1.36m)

A useful utility and storage area providing space and plumbing for a washing machine and tumble dryer, together with additional storage space. The room also houses the property's combination boiler, keeping the main living accommodation free from appliances and services.

INTEGRAL GARAGE 11'6" x 21'4" (3.52m x 6.51m)

FIRST FLOOR / LANDING

A spacious first floor landing with an open balustrade overlooking the staircase, creating a bright and airy feel. A window provides natural light, while the landing gives access to the four bedrooms, family bathroom and separate shower room.

BEDROOM ONE 14'9" x 12'11" (4.51m x 3.96m)

A generous principal bedroom offering excellent proportions and plenty of space for a full range of bedroom furniture. Windows to two elevations allow an abundance of natural light and provide pleasant outlooks, while a door leads through to the adjoining en-suite shower room.

ENSUITE SHOWER ROOM 11'0" x 5'6" (3.37m x 1.69m)

A well-proportioned en-suite shower room fitted with a four-piece suite comprising a glazed shower enclosure, pedestal wash basin, low-level WC and bidet. Finished with tiled walls, inset ceiling lighting and an obscured window providing natural light and ventilation.

BEDROOM TWO 11'8" x 19'2" (3.57m x 5.85m)

A generously sized double bedroom with ample space for a range of freestanding furniture. Windows to two elevations provide plenty of natural light and pleasant outlooks, creating a bright and comfortable room with excellent versatility.

BEDROOM THREE 11'3" x 20'9" (3.45m x 6.34m)

A spacious and versatile third bedroom, offering excellent proportions with ample room for bedroom furniture as well as a study or seating area if desired. The room benefits from windows to two elevations, allowing plenty of natural light and attractive outlooks, while the sloping ceiling sections add character without compromising the generous usable floor space.

BEDROOM FOUR 11'2" x 13'8" (3.41m x 4.18m)

A well-proportioned double bedroom with a pleasant outlook to the rear. The room offers ample space for a double bed together with a generous range of freestanding wardrobes and additional bedroom furniture, making it a practical and comfortable fourth bedroom.

BATHROOM 11'8" x 9'1" (3.56m x 2.78m)

A spacious family bathroom fitted with a comprehensive five-piece suite comprising a freestanding roll-top bath, separate glazed shower enclosure, wash basin, low-level WC and bidet. Finished with tiled walls, inset ceiling lighting and an obscured window providing natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-willows-barrowford>

LOCATION

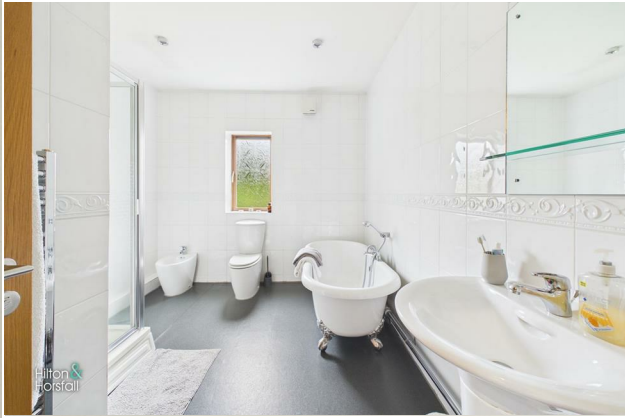
The Willows occupies a highly desirable and private position at Clough Springs, on the outskirts of Barrowford, enjoying an attractive semi-rural setting with open aspects and mature woodland surroundings. Despite its peaceful position, the property remains conveniently placed for the excellent range of amenities available within Barrowford, including independent shops, cafés, restaurants and everyday services. Families are particularly well catered for, with Barrowford St Thomas C of E Primary School, currently rated Outstanding by Ofsted, located nearby, together with convenient access to a choice of well-regarded secondary schools throughout the surrounding area. The M65 motorway network is also within easy reach, providing excellent links towards Burnley, Blackburn, Preston and Manchester. The surrounding countryside offers a wealth of scenic walks and outdoor pursuits, making this an ideal setting for buyers seeking privacy and tranquillity without feeling isolated.

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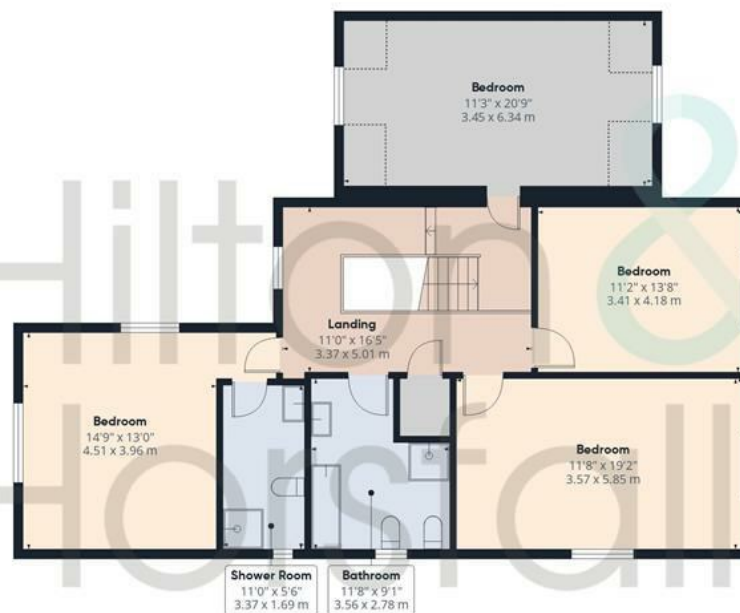


OUTSIDE

Externally, The Willows is approached via an electric gated driveway providing ample off-road parking and access to the integral garage. The property stands within generous, well-established grounds with extensive lawned gardens, mature trees, planted borders and a high degree of privacy. The rear garden offers excellent space for outdoor seating, entertaining and family use, while the surrounding greenery and open aspect views create a particularly peaceful setting. The combination of substantial outside space, mature surroundings and the property's tucked-away position gives The Willows a real sense of seclusion whilst remaining conveniently placed for Barrowford and the surrounding area.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2322 ft²

215.7 m²

Reduced headroom

55 ft²

5.2 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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