







Hilton &  
Horsfall



## Carr Hall Gardens, Barrowford

### Offers In The Region Of £260,000

- Detached bungalow in a highly sought-after location
- Two bedrooms plus first-floor study
- Spacious living areas with dining kitchen and utility room
- Ground-floor bathroom and separate ground-floor shower room
- Driveway, garage, and gardens to the front and rear
- Offered with no onward chain and requires modernisation

A detached bungalow set within a quiet and highly sought-after cul-de-sac in Barrowford. Offered with no onward chain, the property provides spacious and versatile accommodation including a bright living room, open-plan dining kitchen, utility room, a ground-floor double bedroom, bathroom and separate shower room. The first floor adds a further double bedroom and a useful study, making the layout suitable for a range of buyers. Requiring modernisation throughout, the home offers superb potential for those looking to update and create a contemporary living space. Externally, there is a driveway, integral garage and gardens to both the front and rear. Situated close to Barrowford's excellent amenities, schools, countryside walks and motorway links, this is a fantastic opportunity to secure a detached property in a prime location.













# Lancashire

A detached bungalow set within a quiet and highly sought-after cul-de-sac in Barrowford. Offered with no onward chain, the property provides spacious and versatile accommodation including a bright living room, open-plan dining kitchen, utility room, a ground-floor double bedroom, bathroom and separate shower room. The first floor adds a further double bedroom and a useful study, making the layout suitable for a range of buyers. Requiring modernisation throughout, the home offers superb potential for those looking to update and create a contemporary living space. Externally, there is a driveway, integral garage and gardens to both the front and rear. Situated close to Barrowford's excellent amenities, schools, countryside walks and motorway links, this is a fantastic opportunity to secure a detached property in a prime location.

## GROUND FLOOR

### ENTRANCE HALL

With storage / Cloaks and access through to:

### LIVING ROOM 12'1" x 17'1" (3.70m x 5.22m)

A bright and generously sized reception room positioned to the front of the property, featuring a large bay-style window with leaded glazing that allows plenty of natural light to fill the space. The room includes an attractive stone fireplace surround with a gas fire, wall-mounted lighting, and traditional coving. Offering excellent proportions and a pleasant outlook, this living room provides a comfortable space to relax and entertain. It would benefit from modernisation, presenting a great opportunity for buyers to redesign and style the room to suit contemporary tastes.

### INNER HALL

A versatile inner hall area featuring an open-tread staircase leading to the first floor and large sliding doors opening directly onto the rear garden, allowing plenty of natural light to flood the space. This room can be used as an additional sitting area, reading nook, or a flexible extension of the dining kitchen. With pleasant garden views and direct outdoor access, the space offers excellent potential for reconfiguration or modernisation to suit individual needs.

### KITCHEN 8'10" x 21'2" (2.70m x 6.47m)

A spacious dining kitchen located to the rear of the property, fitted with a range of wall and base units, ample work surfaces, and integrated appliances. Dual-aspect leaded windows provide an attractive outlook over the garden and allow plenty of natural light into the space. The kitchen opens into a dedicated dining area, creating a sociable and functional layout ideal for everyday living. From here, there is direct access into the adjoining utility room. The whole space offers excellent potential for modernisation and redesign—whether retaining the current layout or transforming it into a contemporary open-plan kitchen-diner.

### DINING AREA 8'10" x 21'2" (2.70m x 6.47m)

Positioned just off the kitchen, this well-proportioned dining area offers an ideal space for family meals and entertaining. A large window to the side elevation provides natural light, while the open-plan layout creates an easy flow between the dining space and the kitchen. The room comfortably accommodates a full dining suite and features traditional décor, offering buyers a great opportunity to modernise and personalise the space to suit their own style. Its connection to both the kitchen and the inner hall enhances the overall practicality and versatility of the ground-floor layout.

### UTILITY ROOM 6'0" x 9'11" (1.84m x 3.04m)

A practical and spacious utility room located just off the kitchen, fitted with additional wall and base units, work surfaces, and space for laundry appliances. A window to the side elevation provides natural light, and a door gives direct access to the front exterior of the property—ideal for day-to-day convenience. This room houses the boiler and offers excellent potential to update and reconfigure to suit modern living needs.

### BEDROOM ONE 13'0" x 9'1" (3.97m x 2.78m)

A generously sized double bedroom located on the ground floor, benefiting from a large window with leaded glazing that overlooks the front garden. The room offers ample floor space for bedroom furniture and features built-in wardrobes. This bright and versatile bedroom is ideal for those seeking level living and provides an excellent opportunity for modernisation to create a stylish and comfortable principal bedroom.

### SHOWER ROOM 5'5" x 6'5" (1.66m x 1.96m)

A convenient ground-floor shower room fitted with a corner shower enclosure, pedestal wash basin and low-level WC. Two frosted leaded windows offer natural light while maintaining privacy. The room also features wall-mounted mirrors and a heated towel rail. Ideal for everyday use or guest accommodation, this shower room could be modernised to create a sleek and contemporary space.

### BATHROOM 9'2" x 8'9" (2.81m x 2.68m)

A spacious ground-floor bathroom fitted with a corner bath, low-level WC, bidet and wash basin. A large leaded window provides natural light, and the room is finished with tiled walls and decorative detailing. The bathroom is generous in size and offers excellent potential for a complete modern redesign—ideal for creating a contemporary family bathroom or a luxurious ground-floor shower room to complement the main bedroom.

## FIRST FLOOR / LANDING

### BEDROOM TWO 10'3" x 14'9" (3.14m x 4.50m)

A spacious first-floor bedroom extending the full depth of the property, featuring a dormer-style window that provides pleasant natural light and views over the rear garden. The room offers generous floor space and would comfortably accommodate a double bed with additional furniture. With its characterful sloping ceilings and versatile layout, this bedroom presents an excellent opportunity for modernisation—perfect for creating a charming guest room, teenager's room, or a stylish principal bedroom suite.

### STUDY / OFFICE 7'7" x 8'0" (2.33m x 2.45m)

A compact yet practical study located on the first floor, ideal for use as a home office, hobby room or additional storage space. The room features a window with leaded glazing, built-in shelving and fitted work surfaces, making it well-suited for those working from home or seeking a dedicated workspace. With its characterful sloped ceiling and adaptable layout, this room offers great potential for modernisation to create a functional and cosy retreat.

## LOCATION

Carr Hall Gardens enjoys a peaceful residential setting while still being within easy reach of excellent local amenities. Barrowford offers a range of boutique shops, popular cafés, bars, restaurants and everyday conveniences, making it one of the most desirable places to live in the Pendle area. The property is well positioned for lovely riverside and woodland walks, including access to Carr Hall, Pendle Water and surrounding countryside — ideal for those who

enjoy outdoor leisure. Commuting is convenient, with excellent transport links provided via the M65 motorway network, nearby bus routes and easy access to neighbouring towns such as Nelson, Colne and Burnley. Reputable primary and secondary schools are also within close proximity. Carr Hall Gardens is a quiet, established residential cul-de-sac, offering a calm and private environment whilst remaining close to everything Barrowford has to offer.

## PROPETRY 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





## OUTSIDE

To the front of the property is a spacious driveway providing off-road parking and access to the integral garage. The front garden features mature shrubs and planting, offering potential to landscape and create an attractive approach to the home. The rear garden is a generous, established space with a mixture of lawn, patio areas, pathways and mature trees.

There is an array of planting beds, shrubs and a greenhouse, providing a lovely natural backdrop and excellent scope for redesign. With its size and privacy, the rear garden offers superb potential for buyers wanting to create a modern outdoor living area or a more low-maintenance space.





Ground Floor

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

1317 ft<sup>2</sup>

122.4 m<sup>2</sup>

Reduced headroom

63 ft<sup>2</sup>

5.9 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.



Floor 1











Hilton & Horsfall

Road

20 Wellgate  
Clitheroe  
Lancashire  
BB7 2DP

ESTATE AGENT  
IN COLNE & NELSON  
w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01282 560024](tel:01282560024)

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. [01200 435667](tel:01200435667)