



Oakfield Whalley Road,  
Barrow

Guide Price £500,000

A substantial early nineteenth century property which was once home to the owners of Barrow Printworks. Last sold by public auction in 1970, it has remained in the same family ownership for fifty-three years. Various improvements were carried out then, however, after half a century of family life the property now requires further upgrading consistent with its age. Thankfully this grand semi-detached home retains most of its original period features such as six-panel doors, cut-string staircase and plaster ceiling cornices. Standing within stone walled gardens of considerable size and beauty, the accommodation briefly comprises: ground floor – hall, sitting room, living room, kitchen diner, utility room, cloakroom. First floor – four bedrooms, bathroom. There is also a two-room basement, a double garage and a floored attic. (1,976 sq ft/183.6 sq m approx/EPC: G).

Perfect for those in search of a period renovation project.



## Oakfield Whalley Road, Barrow

### Directions

Situated between Clitheroe and Whalley. When travelling from Clitheroe the property can be found on the left-hand side a short distance before Whiteacre Lane/mini roundabout.

### Services

Mains supplies of electricity, water and drainage (gas is available in Barrow). Heating is provided from solid fuel open fires, a multi-fuel stove and some electric panel radiators. Council tax payable to RVBC Band E. We are informed by the vendors that the property tenure is Freehold.

### Additional Features

Fenestration is a combination of painted wood double glazed and single glazed sash windows plus some PVCu double glazed windows.

### Location

Enjoying a favourable location between the market town of Clitheroe and the thriving village of Whalley. Both of these locations have railway and bus terminus together with a host of shopping and social facilities.

### Accommodation

The front door opens to a wide and welcoming hall with a splendid cut-string staircase rising elegantly, featuring slender hand-rail, balustrades and newel post. The deep profile ceiling cornice continues into the two reception rooms as do the tall skirts, wide architraves and six-panel doors. The front facing sitting room has windows on its south and westerly elevations and there is a feature chimney-piece with an open grate fire. The similarly grand living room has windows on its south and easterly elevations and also has a chimney-piece with an open grate fire. Should it be used as a dining room, there is a serving hatch from the kitchen. The kitchen diner has Siematic fitted cabinetry along two walls with Neff appliances consisting of an electric oven and a ceramic hob beneath an extractor filter. There is an integrated Miele slimline dishwasher and a Bosch larder fridge with a Blanco sink unit/mixer tap. Set within a wide chimney breast is a Clearview multi-fuel stove framed in a polished mahogany surround. Beyond the kitchen is a wash-house/utility and a separate two-piece cloakroom. Accessed from the kitchen diner is a two compartment cellar, one being the former kitchen, the other being the boiler room.

On the first floor landing you'll notice a stained glass skylight and a display niche. With four balanced bedrooms the front facing master has dual aspect windows, the west facing window offering a view of Kemple End beyond Stonyhurst. From the south facing window you can see Whalley Nab. There are fitted wardrobes on two walls. You'll see an Art Nouveau styled cast iron fireplace and a "secret" small wardrobe. Bedroom 2 is another charming bedroom, again with dual aspect windows, small alcove wardrobe and a feature chimney-piece of Edwardian era design. The same style chimney-piece can be found in double bedroom 3. Bedroom 4 is a large single with built-in furniture. The three-piece house bathroom comprises a corner bath, low suite wc and a vanity washbasin; all circa 1970. Two ladder radiators to warm your towels. There is a separate shower room with a tiled cubicle and a Mira Sport electric shower. Next to it a rather grand airing cupboard with a hot water cylinder and electric immersion heater.

### Outside

Standing within particularly large stone walled gardens; charming in every sense of the word. A tarmac drive with a turning point leads to a cobbled courtyard with stone posts and gates. This leads to a double garage with an electric up-and-over door. The delightful rear garden is laid mainly to lawn with various specimen shrubs, a rose clad pergola, greenhouse, timber shed, pond with a waterfall and in the far corner a roofed shelter, should it rain. There is a stone flagged patio by the garage and in the courtyard a mature pear tree which we are informed produces the most tasty fruit. You'll also see a magnificent Acer and Magnolia. An amazing garden providing everything a family needs.

No upward chain.

### Viewing

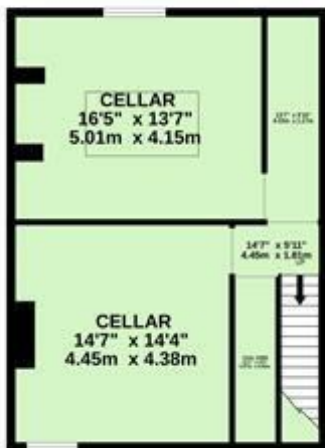
Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



GROUND FLOOR



1ST FLOOR



BASEMENT

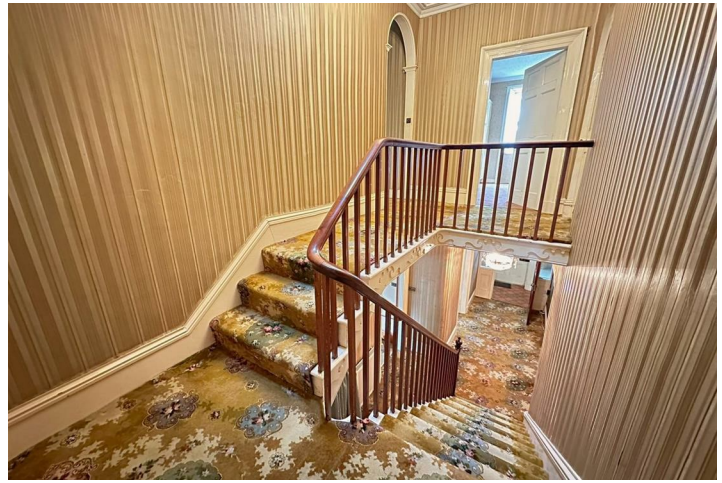


GARAGE

OAKFIELD, WHALLEY RD, BARROW, BB7 9AW

TOTAL FLOOR AREA : 1976sq.ft. (183.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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