



4 Catlow Terrace,  
Barrow

£240,000

An immaculately presented two-bedroom traditional cottage, spanning three floors, is located on a generous west-facing plot in the highly sought-after village of Barrow, at the heart of the Ribble Valley. Meticulously refurbished by the current owners, this property seamlessly blends charming period features with modern comforts, creating a truly delightful family home. With exposed stone walls, beamed ceilings, stylish fireplaces, tiled and flagged flooring, a newly finished designer bathroom, spacious accommodation, and a large rear garden, early viewing is highly recommended to fully appreciate this stunning cottage.





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The property is accessed via a pathway to the rear of the neighbouring properties, with ample on-street parking available on the main road and Blackthorn Drive. The entrance door opens into a small porch, offering excellent storage for shoes and coats. Original stone steps lead through a UPVC double-glazed stable door into the kitchen.

This beautiful kitchen, superbly illuminated by the open access to the sunroom, features exposed stone walls, low beamed ceilings, tiled flooring, a large stone fireplace with a log-burning stove, base units, and a central island with granite worktops and bar seating. The kitchen is equipped with an integrated dishwasher, a freestanding induction hob and double oven, and a Belfast sink set on a stone plinth. The staircase to the first floor and a door to the utility room are also accessed from here. The utility room is well-equipped with base-level units housing a washer and dryer, a storage cupboard with a boiler, and a 2-piece WC. The double-glazed sunroom at the rear of the property is a fantastic addition, flooding the kitchen with natural light and offering year-round usability, with ample mains heating and French doors opening onto the rear patio area.

On the first floor, the staircase opens into a stunning living area featuring an exposed stone wall, a cast iron radiator, a central fireplace with an inset gas fire, and a doorway to the second-floor staircase. The small double bedroom (Bedroom 2) is also located off the living area.

The second floor comprises a small landing area with a storage cupboard and a doorway leading to the vaulted principal bedroom. This impressive space boasts French doors opening to a Juliet balcony, cast iron radiators, a large storage cupboard providing excellent wardrobe solutions, and access to a breathtaking recently fitted 4-piece en-suite. The en-suite is showroom-worthy, featuring a large walk-in rainfall shower, a panelled bath with a central tap, a dual-flush WC, a washbasin with a vanity unit, tiled floors and walls, and exposed stone window frames.

Externally, the garden is an expansive and well-designed space, with split-level Indian stone seating areas and patios, low stone walls and fenced borders, a small storage area adjacent to the sunroom, a small lawn, gravelled areas, and gated foot access to Blackthorn Drive, where additional on-street parking is available.

Located off the main road in the Ribble Valley village of Barrow, the neighboring villages of Wiswell and Whalley are within comfortable walking distance, while the market town of Clitheroe is just a short drive away. Clitheroe and Whalley offer train and bus stations, and the property benefits from quick and convenient access to the main A59 trunk road.

### Services

All mains services are connected.

### Tenure

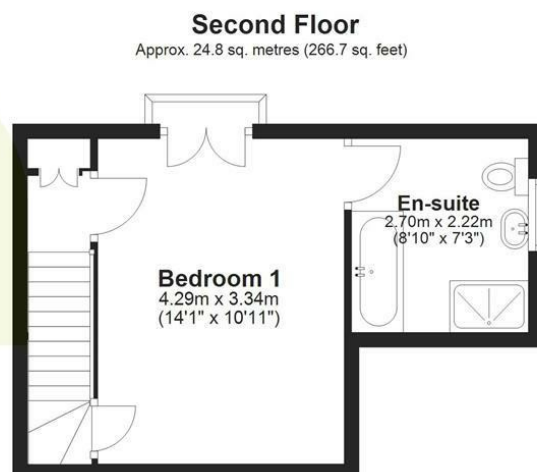
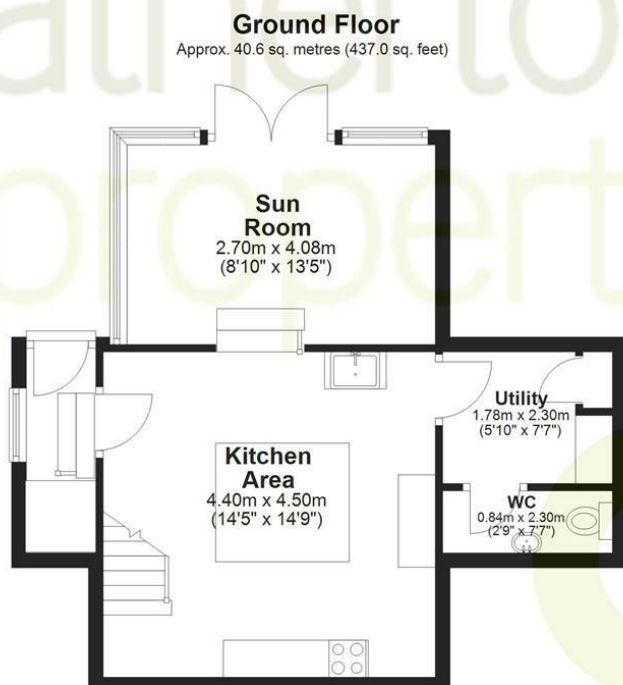
We understand from the owners to be Leasehold. (999 years starting from June 1993)

### Energy Performance Rating

D (55).

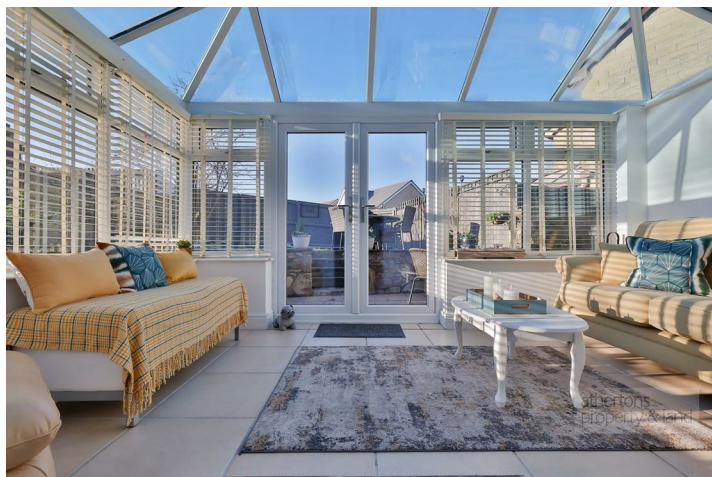
### Council Tax

Band C.



Total area: approx. 91.6 sq. metres (986.2 sq. feet)





All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.