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Stonewater Court, Barrow, Ribble Valley BB7  
£645,000





A beautifully appointed and immaculately presented detached true bungalow, occupying a generous and prominent plot on an exclusive cul-de-sac. This exceptional home offers a rare opportunity for lateral living in the heart of the Ribble Valley. Thoughtfully furnished to exacting standards—including Farrow & Ball paint and wallpaper throughout—this spacious bungalow exudes quality and considered design.

Set within a peaceful and prestigious enclave of quality bungalows, this superb residence blends practical, single-storey living with refined contemporary elegance. The bright and expansive open-plan living, dining and kitchen area lies at the heart of the home—an impressive and sociable space flooded with natural light, ideal for both relaxed living and entertaining. The property provides three double bedrooms, including a luxurious principal suite with private en-suite shower room, a family bathroom, and a home office. The attached double garage offers secure parking and further storage, while a secluded rear garden provides a tranquil retreat for outdoor enjoyment.

Constructed in natural stone with Ecorend under a slate roof, this is a top-quality property built to traditional principles and exceptional design. The recessed front door opens to an impressive reception hall—wide and welcoming, it exudes a sense of style and spaciousness. To the right is a study, and adjacent to the bathroom, a twin-door cloaks cupboard. The lounge has windows on two elevations and features a concealed Class 1 flue with a gas connection. Double doors open into an outstanding kitchen/diner/family room with an impressive vaulted ceiling; light pours in through two Velux windows, enhanced by a bank of fifteen LED downlights.

The stunning fitted kitchen is designed in the timeless Shaker style, complete with quartz counters, upstands, and a central dining island. It includes a stainless-steel under-counter sink with a swan-neck mixer tap and two integrated recycling bins. The high-quality AEG appliances comprise an electric oven, combination oven, induction hob, extractor, dishwasher, fridge/freezer, and a larder cupboard. The utility room has space for a washing machine and dryer, with a stainless-steel sink unit, base and wall cupboards, matching quartz worktops and external access to the rear garden.

The luxuriously appointed principal bedroom is positioned to catch the morning sunshine, with views of Wiswell Moor beyond the tree line. One wall is fitted with built-in wardrobes featuring sliding mirrored doors. The stylish en-suite is fully tiled with underfloor heating, and includes a cubicle with a glass screen and Hansgrohe thermostatic shower, a semi-pedestal washbasin, and a low suite WC. Towels are warmed by a chromed dual-power ladder radiator.

Bedrooms two and three are both doubles, located near the house bathroom. This well-appointed four-piece suite comprises a bath with mixer tap shower, low suite WC, semi-pedestal washbasin, and a quadrant cubicle with a Hansgrohe thermostatic shower. Walls and floor are tiled, also with underfloor heating, and again, a chromed dual-power ladder radiator.

Externally, the property enjoys lawned gardens to the front and rear, with a tarmac drive leading to the attached double garage, which features an electric up-and-over door and has access to the rear garden. The wide rear garden benefits from a favourable south-westerly orientation, with mainly laid-to-lawn areas, a fenced border, paved patio, and gated side access to the front.

Tucked away in the heart of the Ribble Valley, Stonewater Court in Barrow offers contemporary village living with the beauty of Lancashire's rolling countryside right on your doorstep. This sought-after residential development blends modern design with the peaceful charm of rural surroundings, making it an ideal setting for professionals and downsizers alike.

Barrow enjoys a growing reputation as a well-connected village, benefiting from excellent transport links to Clitheroe, Whalley, and beyond. A local train station and easy access to the A59 make commuting simple, while nearby schools, shops, and eateries ensure everyday convenience. The village is also just moments from the breathtaking landscapes of Wiswell Moor, Longridge Fell, and the iconic Pendle Hill—offering endless opportunities for outdoor adventure.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (84).

## Council Tax

Band F.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm  
**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**  
Monday to Friday - 9.00am to 5.00pm  
**01200 428691**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).



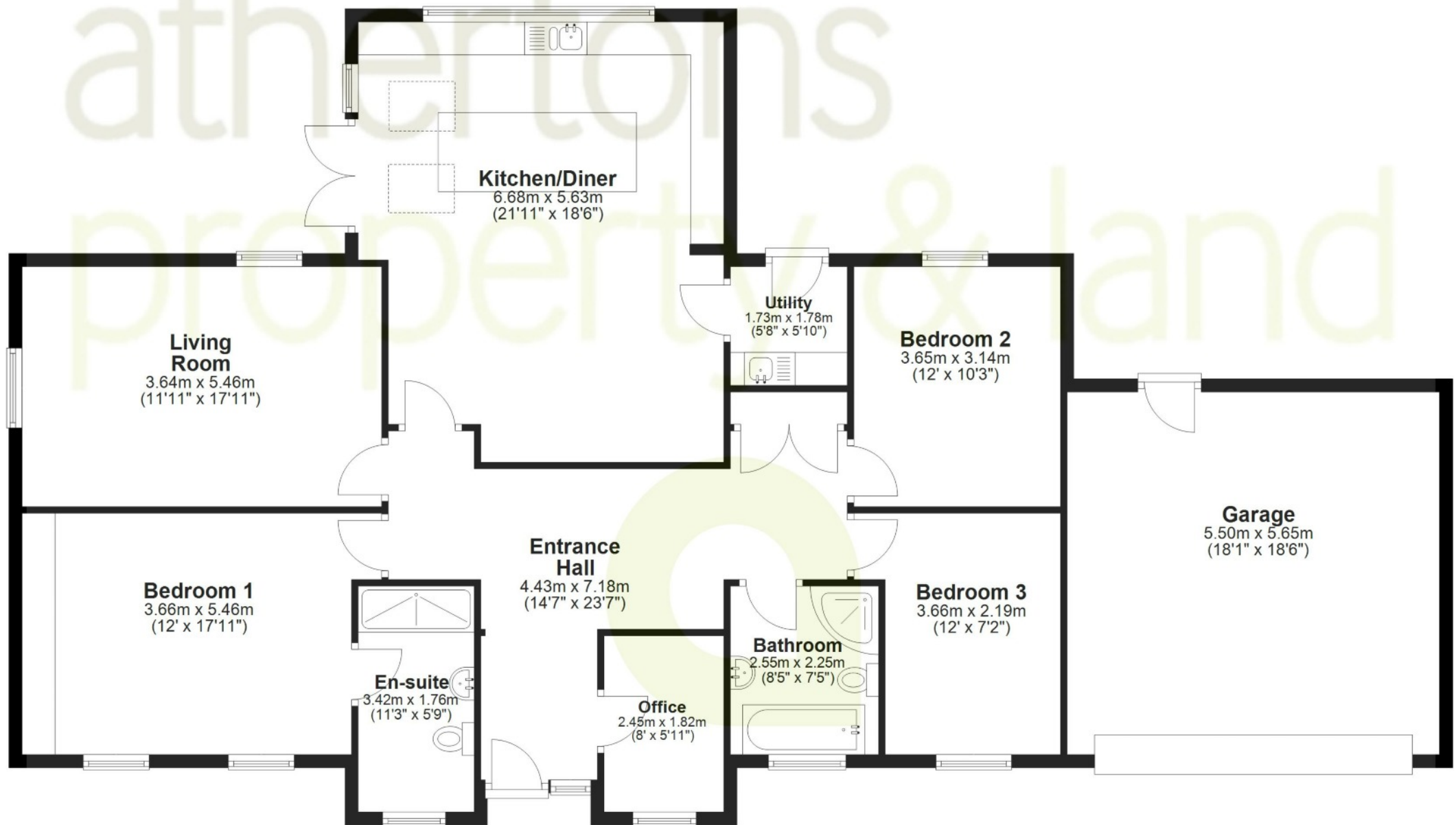






## Ground Floor

Main area: approx. 140.4 sq. metres (1510.9 sq. feet)  
Plus garages, approx. 31.1 sq. metres (334.5 sq. feet)



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