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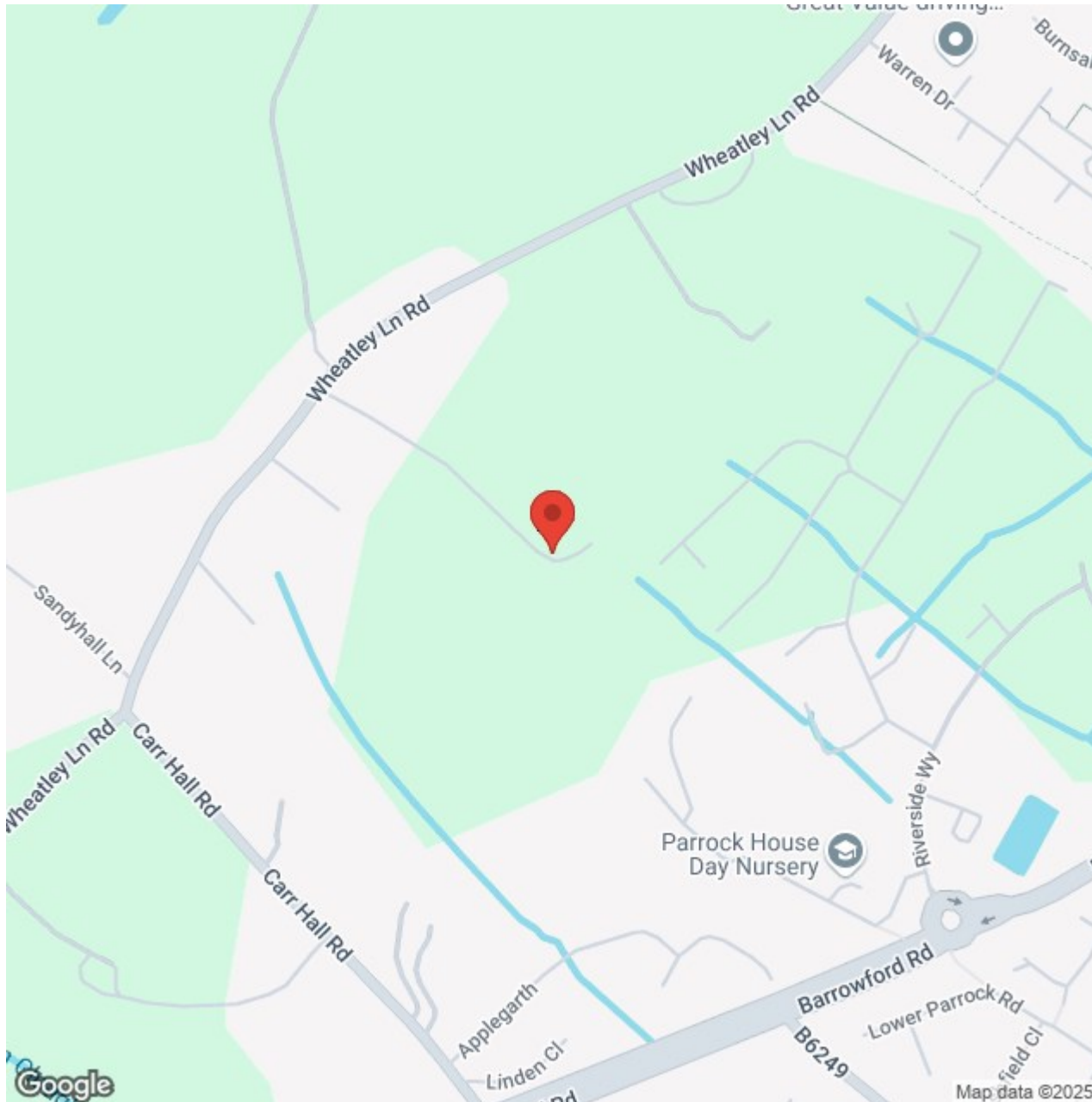
Laund House, Wheatley Lane Road, Barrowford

Offers In The Region Of £499,950

- Semi Detached • Three Bedrooms • Two Reception Rooms • Four Piece Bathroom Suite • Enclosed Rear Garden

Welcome to Laund House in the charming village of Barrowford! This delightful late Georgian semi-detached property offers a perfect blend of comfort and style, incorporating many original features from the era, standing in a third of an acre. With two spacious reception rooms, you'll have plenty of space to entertain guests or simply relax with your loved ones. The property boasts three inviting bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. The four-piece bathroom suite ensures a touch of luxury, making everyday routines a pleasure. Step outside to discover the lovely rear garden, ideal for enjoying a morning coffee or hosting a summer barbecue. The peaceful surroundings of Wheatley Lane Road create a serene atmosphere, perfect for unwinding after a busy day. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the warmth and comfort that Laund House has to offer.







Lancashire

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, 1x central heating radiator and an original open balustrade with half return staircase to the first floor / landing.

LIVING ROOM 15'0" x 15'10" (4.584m x 4.844m)

A family sized living room with space for settees, ceiling coving, dado rail, 1x central heating radiator, television point, ceiling rose, original Bianco Carrara marble fire place incorporating an open fire and uPVC double glazed window to the front elevation.

DINING ROOM 14'8" x 17'3" (4.493m x 5.261m)

Ideal for hosting, this dining room has space for a dining table and chairs, ceiling coving, television point, grey marble fireplace, original Canadian pine inbuilt wall unit, 1x central heating radiator, window and composite door to the side elevation.

KITCHEN 10'4" x 19'11" (3.173m x 6.091m)

Offering a range of fitted wall and base units with contrasting worktops, wood effect flooring, space for a table and chairs, inset sink with chrome mixer tap, space for a freestanding American fridge / freezer, plumbing for a washing machine, dishwasher, Baxi boiler, space for an oven / grill, uPVC double glazed window to the rear elevation, uPVC double glazed panelled patio door leading out to the side elevation, open access to the pantry cupboard which has space for storage and a door leading down to the original Elizabethan tunnel cellar, boasting two windows. Ideal for storing wine!

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 14'11" x 16'0" (4.569m x 4.886m)

A bedroom of double proportions with ceiling coving, television point, space for wardrobes and drawers, space for a vanity desk and chairs and uPVC double glazed window to the front elevation.

BEDROOM TWO 10'0" x 15'0" (3.058m x 4.585m)

Another bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation

BEDROOM THREE 8'11" x 6'11" (2.723m x 2.119m)

A bedroom of single proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A four piece luxury bathroom suite incorporating: a corner panelled bathtub with gold mixer tap, part tiled walls, bidet, low level w.c, pedestal sink with gold mixer tap, 1x central heating radiator and uPVC double glazed window to the side elevation with stunning country views.

EXTERNALLY

Externally to the front elevation you will find an enclosed forecourt and to the side you will find a patio area leading through to the rear. To the rear there is a tiered garden area with an artificial lawn, pond area, mature trees, shrubs and flowerbeds. An idyllic garden providing a tranquil retreat, ideal for use during the Spring / Summer months.

PROPERTY DETAILS

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.

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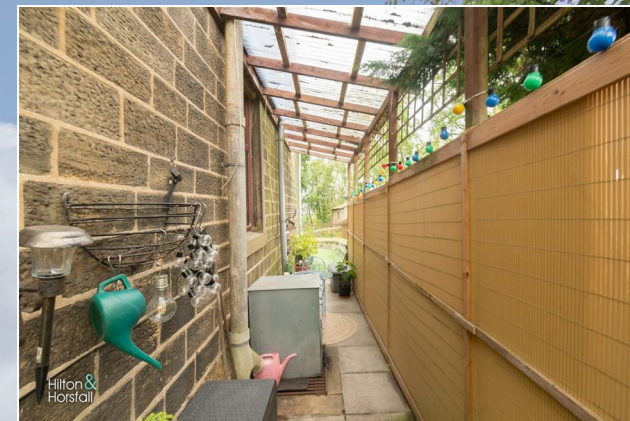
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OUTSIDE

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