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Horsfall



## 2 Hill End House, Halifax Road, Briercliffe

### Offers In The Region Of £459,950

- Characterful early Victorian home with Georgian elements
- Recently refurbished bathroom and en-suite
- New double glazing and front door
- Log burner with upgraded flue system
- Beautiful elevated setting with countryside views
- Rich local history – once home to the Smith family of Hill End
- Available with No Chain

An elegant and historically significant Grade II listed home, lovingly restored and beautifully presented in the heart of Briercliffe.

Set within a peaceful and elevated position overlooking the village, Hill End House is a charming and characterful property forming part of the most historically important house in the area. Once the home of the Smith family—pioneers of the local textile industry—this early Victorian residence with late Georgian features is steeped in heritage and has been sympathetically modernised over the last two years to offer a perfect blend of period charm and contemporary comfort.

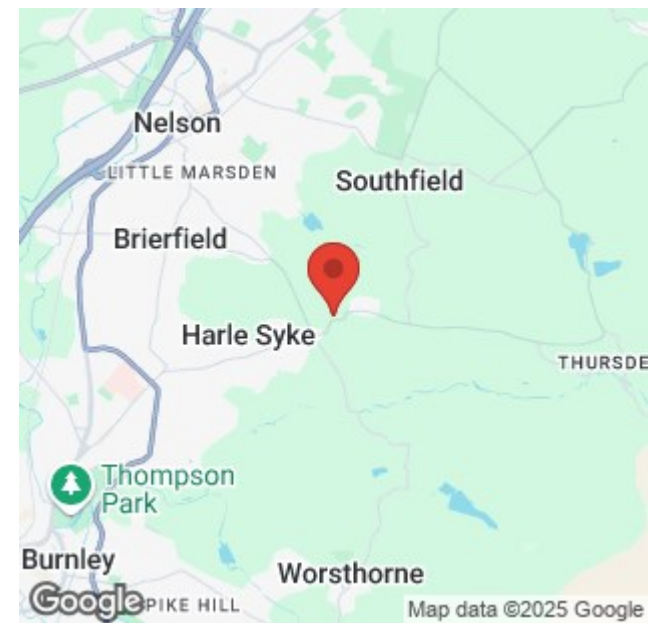
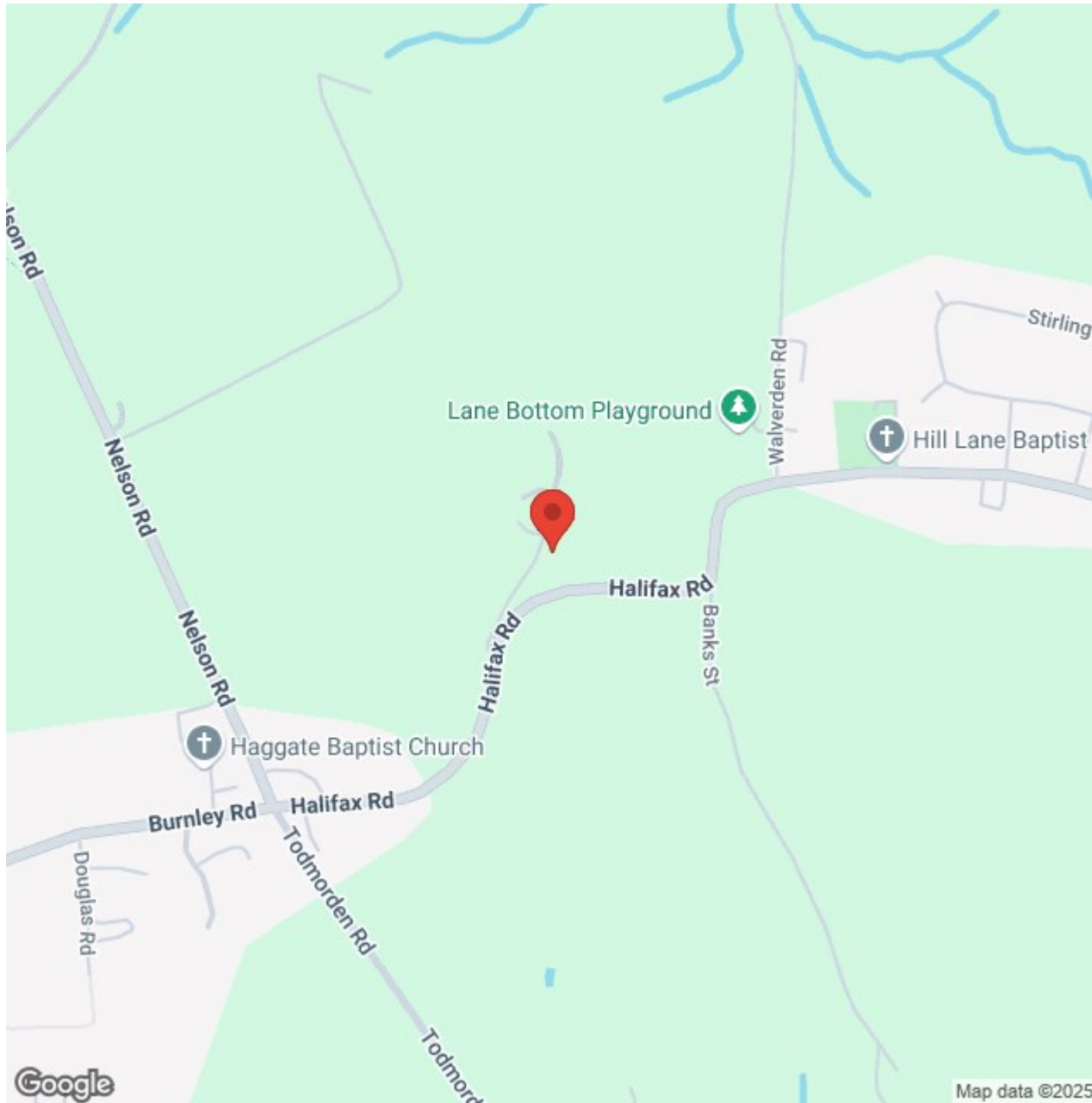
This charming house offers spacious, comfortable living in a picturesque semi-rural area, combining peace and quiet with the convenience of Briercliffe village with Colne, Barrowford and Burnley nearby. With spectacular views from every window, this character-filled home has been lovingly upgraded with recent improvements including a fully refurbished main bathroom, upgraded en-suite, and complete redecorations across key living spaces such as the living room, kitchen, utility room, and more. Practical updates include new double-glazing to the front door, bathroom and landing windows, external repointing with lime plaster and professional servicing to all 3 working multi-fuel fireplaces and boiler - providing peace of mind to the next owners. There is also the opportunity to convert the extensive loft, providing even more space for modern lifestyles.

Externally, the house benefits from recent masonry and woodwork painting (2025), ensuring a well-maintained and smart appearance. Well-maintained cottage gardens set off the exterior of this picture postcard house, providing beautiful countryside views from every vantage point. This is a true hidden gem of a property boasting a wealth of period features within a much-improved home













BB10 3QL

## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

With tiled flooring, ceiling coving, dado rail and wood frame double doors to the front elevation.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with wood flooring, ceiling coving, ceiling rose, dado rail, 1x cast iron radiator and open balustrade staircase to the first floor / landing with runner carpets.

#### SITTING ROOM 12'3" x 19'8" (3.74m x 6.00m )

A spacious sitting room with wood flooring, ceiling coving, ample space for settees, television point, 3x wall lights, integrated bookcase, 1x central heating radiator, multi fuel stove and wood frame window to the front elevation.

#### LIVING ROOM 16'1" x 14'10" (4.92m x 4.54m )

A family sized living room with wood flooring, space for settees, space for a dining table and chairs, original feature fireplace with brick surround housing the multi fuel stove, ceiling coving, 1x central heating radiator, and wood frame window to the front elevation.

#### DINING KITCHEN 15'4" x 13'6" (4.68m x 4.14m)

Offering fitted base units, Belfast sink with chrome mixer tap, Classic 90 range cooker, wall feature fireplace with multi fuel stove, stone flag floor, tiled splash back, space for a dishwasher, wood frame double glazed windows to the side and rear elevation.

#### REAR HALLWAY

With stone flag floor, 1x wall light, door leading through to entrance hallway, under stairs storage cupboard and wood frame door to the rear elevation.

#### UTILITY ROOM 9'10" x 9'1" (3.00m x 2.77m )

A useful utility room with stone flag floor, tiled splash back, exposed brick wall feature, exposed wood ceiling beams, plumbing for a washing machine, space for tumble dryer, space for a freestanding fridge / freezer, Belfast sink with chrome mixer tap, 2x storage cupboards, door to airing cupboard housing boiler, door to w.c., wood frame door and window to the rear elevation.

#### W.C

With exposed brick wall and low level w.c.

#### FIRST FLOOR / LANDING

On the first floor / landing there is ceiling coving, ceiling rose, 2x wall lights, 1x cast iron radiator, wood frame frosted double glazed window to the rear elevation and door accessing the attic via stairs.

#### BEDROOM ONE 15'11" x 14'9" (4.86m x 4.51m )

A bedroom of double proportions with wood flooring, ceiling coving, picture rail, ceiling rose, 1x central heating radiator, original feature fireplace, space for a wardrobe and drawers, recessed LED spotlights, door to walk in wardrobe, door to en-suite and wood frame window to the front elevation.

#### JACK AND JILL EN-SUITE

A three piece en-suite shower room comprising of: tiled flooring, part tiled walls, shower cubicle, low level w.c., pedestal sink with chrome mixer tap, heated chrome towel rack, air extraction fan, door leading through to bedroom two and wood frame window to the side elevation.

#### BEDROOM TWO 15'11" x 13'10" (4.87m x 4.22m)

Another bedroom of double proportions with space for a wardrobe and drawers, original feature fireplace, picture rail, 1x central heating radiator, 2x wall lights, door through to en-suite and wood frame double glazed window to the rear elevation.

#### BEDROOM THREE 12'0" x 14'9" (3.68m x 4.52m )

Yet again a bedroom of double proportions with integrated wardrobe space, space for drawers, 1x central heating radiator, original feature fireplace, 1x wall light, ceiling rose, picture rail and wood frame window to the front elevation.

#### WALK IN WARDROBE / BEDROOM FOUR 5'6" x 11'1" (1.68m x 3.39m )

Currently utilised as a walk in wardrobe with a clothing rail, space for drawers, 1x central heating radiator, 1x wall light and wood frame window to the front elevation.

#### BATHROOM

A beautifully presented four piece house bathroom suite comprising of: wood flooring, freestanding roll top bath with gold mixer tap, shower cubicle with rain fall shower head, tiled splash back, low level w.c., pedestal sink with gold mixer tap, 4x wall lights, 1x cast iron radiator, recessed LED spotlights, 2x storage cupboards and wood frame window to the rear elevation.

#### SECOND FLOOR / LANDING

On the second floor / landing there is:

#### ATTIC ROOM 12'0" x 24'7" (3.68m x 7.51m )

The property also includes an attic room, which offers valuable additional space and a range of potential uses. While it's currently used for storage, it presents a fantastic opportunity for conversion—subject to listed building consent.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/hill-end-briercliffe>

#### 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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## OUTSIDE

Ideally situated between Burnley and Colne (both approx. 15 minutes' drive), the property offers easy access to the M65 (10 minutes to J12), Clitheroe, and the Yorkshire Dales. Regular commuters to Manchester or even London will appreciate the convenient travel options—including direct train links via nearby stations and motorway access.

Barrowford, Clitheroe, Hebden Bridge, Ilkley, and even Saltaire are all within comfortable reach for day trips, shopping, and dining. Booths, Sainsbury's, M&S, Tesco, and Waitrose (including delivery options) are all nearby. The location also benefits from proximity to a range of pubs, restaurants, cinemas, theatres, nurseries, hospitals, medical centres, and charming garden centres such as Holden Clough.







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

2307.68 ft<sup>2</sup>

214.39 m<sup>2</sup>

## Reduced headroom

255.04 ft<sup>2</sup>

23.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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