



Hilton &
Horsfall

BB8 8FL

Old Brickworks Drive, Colne

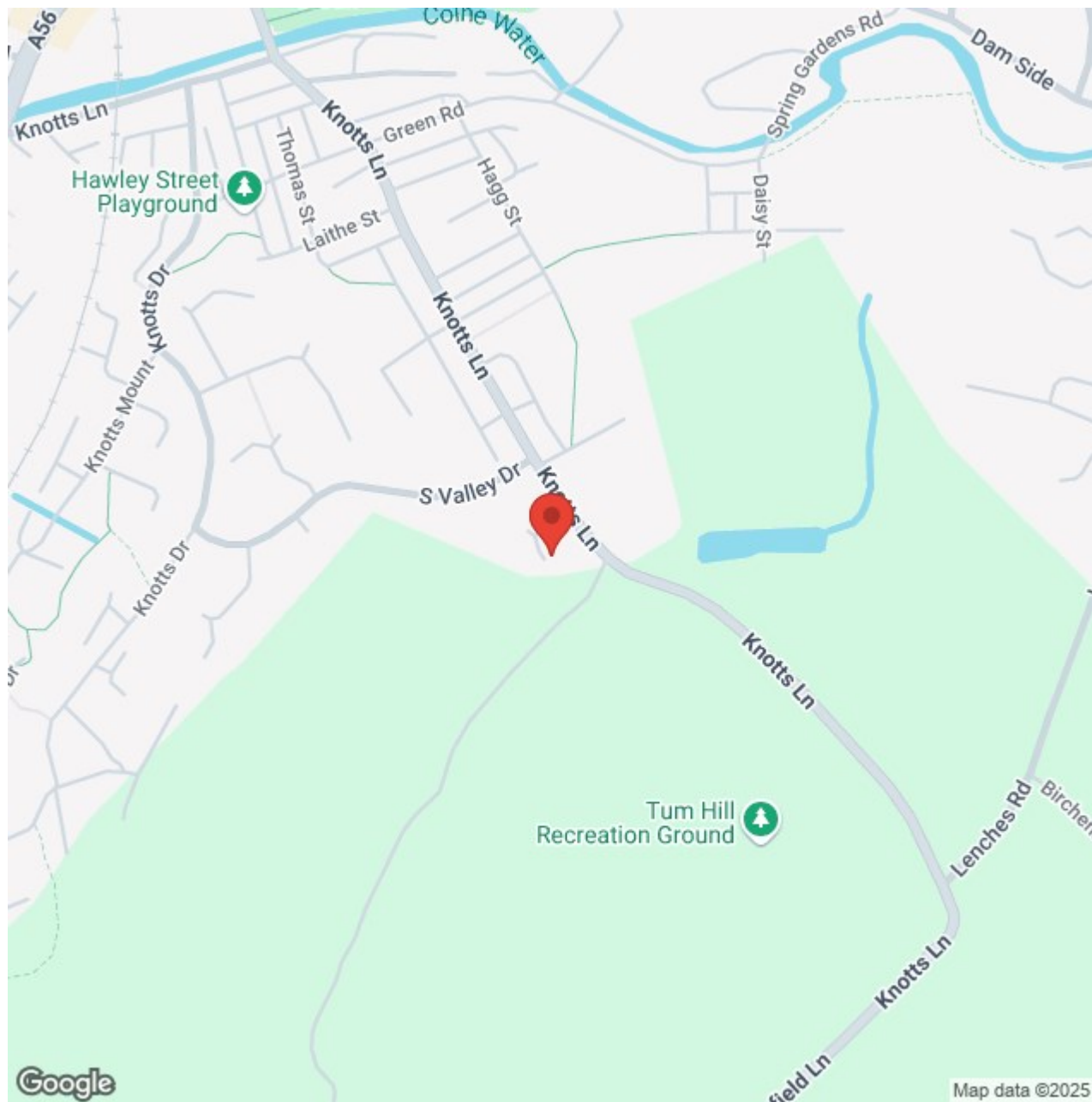
Offers In The Region Of £374,950

- Four-bedroom detached family home
- Stunning kitchen with breakfast bar & dining area
- Master bedroom with en-suite shower room
- Detached summer house with power, lighting & internet
- Landscaped rear garden with raised lawn & patio
- Driveway parking & garage/home gym

A stunning and immaculately presented four-bedroom detached home, located on a quiet cul-de-sac in an exclusive modern development on the edge of Colne. This exceptional property has been thoughtfully designed and tastefully upgraded throughout, offering a perfect blend of contemporary style and practical family living.

Boasting high-quality finishes, spacious interiors, and beautiful landscaped gardens backing onto open greenery, this home is ideal for those seeking modern comfort with scenic surroundings. With multiple reception spaces, four generous bedrooms, and ample off-road parking, it ticks every box for growing families or professional couples looking to upgrade their lifestyle.







Lancashire

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

A bright and inviting entrance hallway that sets the tone for the rest of the home, featuring high-quality oak flooring, a modern staircase with oak balustrade, and glass-panelled double doors leading into the main living areas. There's a handy under-stairs storage bench, contemporary pendant lighting, and a sense of space and flow throughout — all designed with both style and practicality in mind.

LIVING ROOM

A bright and welcoming dual-aspect living space, beautifully styled with plush grey carpets, deep blue velvet curtains, and modern fittings. Large windows and patio doors flood the room with natural light, while neutral tones and quality finishes give it a luxurious yet homely feel.

BREAKFAST KITCHEN

The sleek, modern kitchen is fitted with an extensive range of soft-close cabinetry, integrated appliances including AEG double ovens, integrated NEFF dishwasher and cooker tap and stylish under-cabinet lighting. The monochrome floor tiles add character, while the breakfast bar with fitted mirror and feature lighting creates a social spot for coffee or casual dining. The kitchen opens seamlessly into the dining space with patio access — perfect for entertaining.

YOGA WELLNESS ROOM

A versatile room currently used as a wellness space, featuring oak-effect flooring, a large wall mirror, and dual windows with blackout blinds — perfect as a gym, office, or snug.

UTILITY ROOM

A functional and well-designed utility space tucked away from the main kitchen area, housing the washer and dryer with handy shelving and a window bringing in natural light.

GROUND FLOOR WC

Modern and minimalist with a contemporary vanity sink unit, chrome fittings, and stylish wood-effect tiled feature wall.

FIRST FLOOR / LANDING

BEDROOM ONE

A generous principal bedroom with large windows offering a peaceful rear aspect. Neutrally decorated and complete with soft carpeting, fitted curtains, and ample space for wardrobes and furniture. Leads through to...

EN-SUITE

A sleek and modern en-suite, finished in large grey tiles with a walk-in rainfall shower, floating vanity unit, and chrome heated towel rail.

BEDROOM TWO

A bright double bedroom with bespoke fitted wardrobes finished in matte grey and beautiful open views to the front.

BEDROOM THREE

Currently styled as a guest room or day room, with built-in storage drawers and wardrobe storage and a cosy feel. Ideal as a child's room or home office.

BEDROOM FOUR / DRESSING ROOM

A bright double bedroom with bespoke fitted wardrobes finished in matte grey and beautiful open views to the front.

HOUSE BATHROOM

A stylish three-piece suite comprising a panelled bath with rainfall shower and glass screen, floating vanity unit, and WC. Fully tiled in modern neutrals and filled with natural light.

INTEGRAL GARAGE

Smartly adapted into a fully functioning home gym. The space features rubber flooring, lighting, power, and ample room for equipment and storage — perfect for fitness enthusiasts or those seeking an additional hobby space.

SUMMER HOUSE

Positioned at the very top of the garden, this timber-built summer house offers a peaceful retreat away from the main home — ideal for remote working, creative pursuits, or simply enjoying a quiet moment with a view. Constructed with quality materials and finished in a natural wood tone, it benefits from hard-wired internet, power, and lighting already installed, making it a genuinely usable space year-round. Whether you're after a stylish home office, art studio, or reading room, this superb outbuilding adds fantastic versatility to the property. Offering stunning open aspect panoramic views.

LOCATION

Tucked away on a desirable modern development in Colne, this home is ideally positioned within easy reach of the town centre, local schools, transport links, and beautiful countryside walks. The M65 motorway network and Colne railway station are both close by, providing excellent access for commuters, while local amenities, restaurants, and shops are just a short drive away.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/old-brickworks-colne/>

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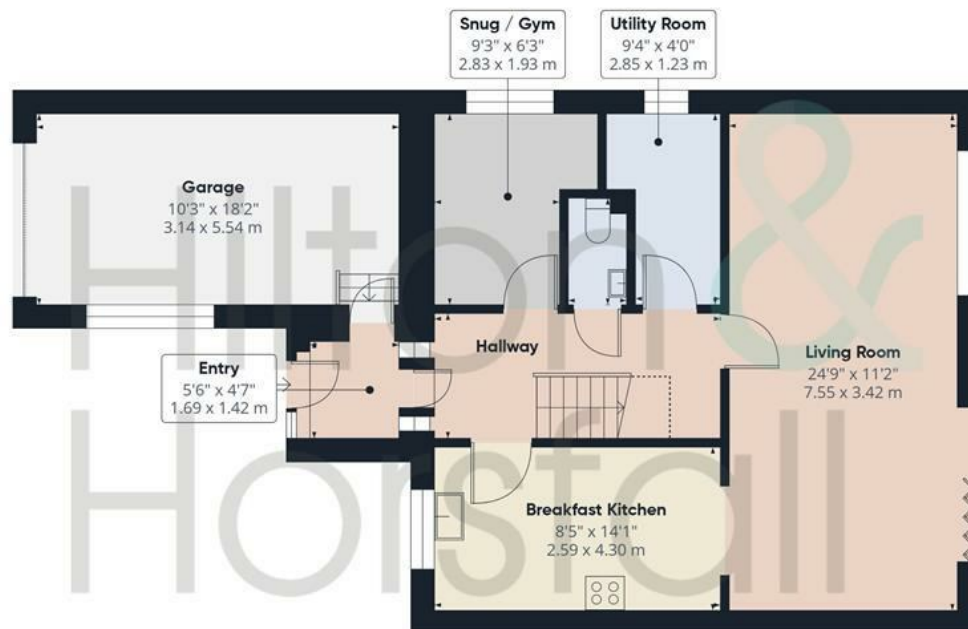




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OUTSIDE

The rear garden is a real highlight — tiered to create a private, low-maintenance haven with a spacious stone-paved patio area, ideal for outdoor dining and entertaining. Steps lead up to a raised lawn and further on to a fantastic detached summer house, complete with hard-wired internet, power, and lighting — perfect as a home office, creative studio or peaceful retreat. The garden backs onto open greenery, offering a tranquil and scenic backdrop.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1403 ft²

130.3 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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