







Hilton &  
Horsfall



BB11 4NN

## The Vicarage, Fern Road, Burnley

### Offers Over £400,000

- Prestigious period property full of character
- Sought-after location overlooking Scott Park
- Four spacious bedrooms plus study/office
- Stylish kitchen and modern bathrooms
- Garden to front and a tiered yard to the rear
- Excellent transport links and local amenities nearby
- High-quality Karndean and Harvey Maria flooring

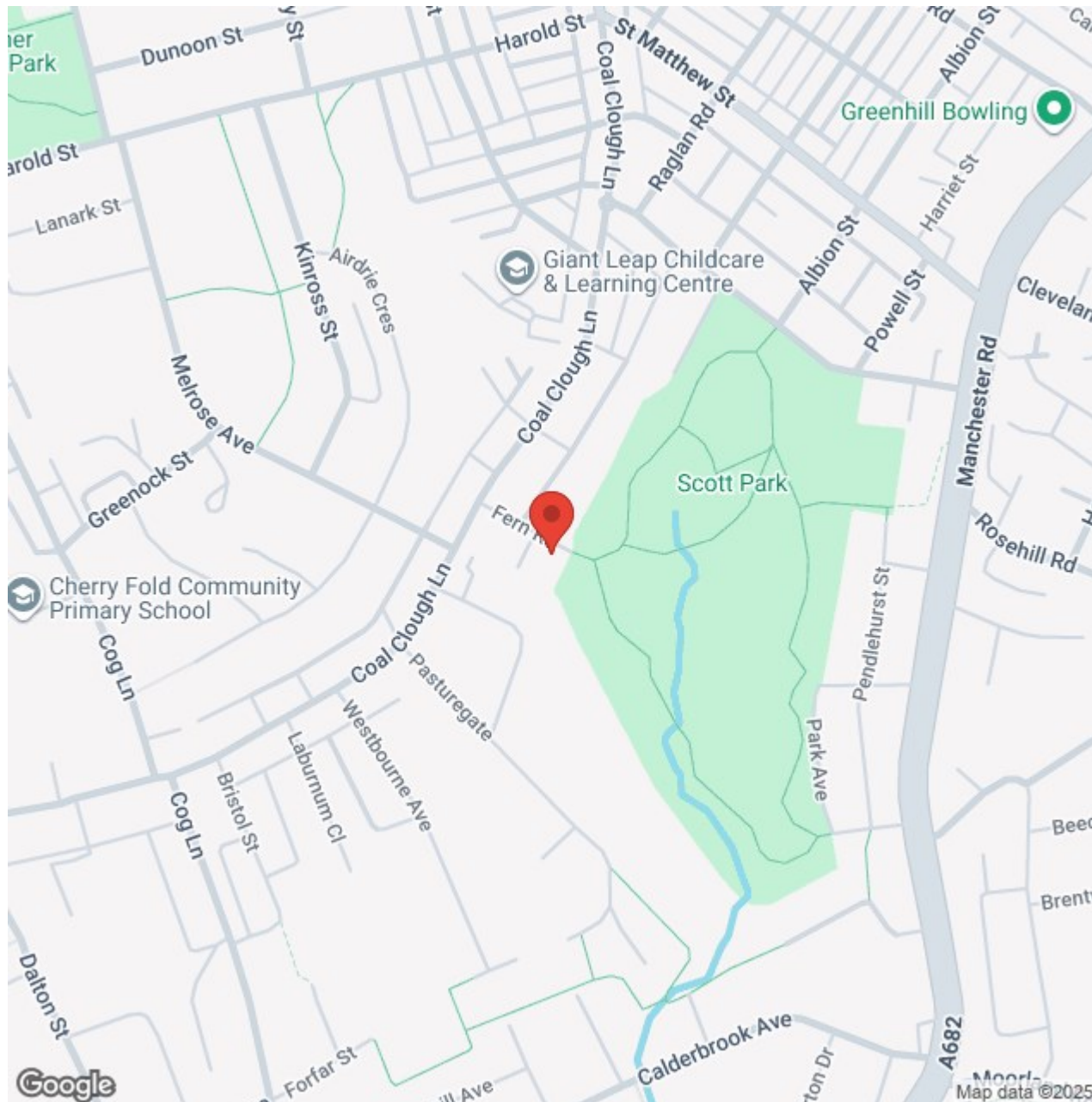
This elegant four-bedroom semi-detached residence has been sympathetically renovated in recent years, successfully blending its period character with modern comforts. The property offers generous proportions throughout, with multiple reception rooms, a stylish breakfast kitchen, four well-appointed bedrooms, and contemporary bathroom facilities. Newly fitted carpets and tasteful décor enhance the home's ready-to-move-into appeal, while original features add a timeless sense of charm.

Positioned in an enviable location, the property directly overlooks Scott Park – Burnley's historic Victorian park gifted to the town in 1895. Spanning almost 20 acres, the park boasts mature trees, landscaped gardens, a bandstand, and recreational facilities, creating a beautiful backdrop to everyday living. This unique setting ensures the home not only provides comfort and style but also a strong connection to one of the town's most cherished green spaces.















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# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

#### HALLWAY

A grand and welcoming entrance hall that immediately showcases the home's character, with original stained-glass detail, ornate coving, and a turned staircase with timber balustrade rising to the first floor. Decorative wall panelling and bold patterned décor add a striking sense of period style, while the space is finished with Harvey Maria flooring, combining durability with timeless design.

#### LIVING ROOM 16'11" x 11'1" (5.18m x 3.38m)

A beautifully proportioned reception room filled with character, featuring an elegant bay window that floods the space with natural light and offers views over Scott Park. The room is enhanced by high ceilings with ornate coving and a decorative ceiling rose, alongside a traditional fireplace with carved wooden surround that provides a charming focal point. Recently fitted carpets and tasteful décor add a fresh and inviting finish, making this the perfect setting for both everyday living and entertaining.

#### SITTING / DINING ROOM 13'10" x 13'10" (4.24m x 4.23m)

An inviting and versatile reception room, ideal for both formal dining and everyday family use. A striking bay window with stained-glass detail floods the room with natural light and frames views of the garden, while the high ceilings and intricate coving add to the sense of character. A traditional fireplace with a tiled inset provides a charming focal point, complemented by Herringbone-style Karndean flooring, which adds a touch of modern luxury and durability. This is a beautifully presented room, perfect for entertaining or relaxing in style.

#### OFFICE / STUDY 10'9" x 10'9" (3.29m x 3.30m)

A flexible reception space, currently used as a home office, offering an ideal environment for remote working or study. The room is beautifully enhanced by a feature fireplace with a stone-effect surround, high ceilings with decorative coving, and a large window with stained-glass detail that allows plenty of natural light while overlooking the garden. Finished with newly fitted carpets and neutral décor, this versatile room could equally serve as a snug, playroom, or reading room.

#### BREAKFAST KITCHEN 17'7" x 10'4" (5.38m x 3.17m)

A bright and stylish family kitchen fitted with an extensive range of modern wall, base, and drawer units complemented by contrasting work surfaces.

High-quality integrated appliances include twin SMEG ovens, hob with extractor, and wine cooler, with ample space for further appliances. The design incorporates a breakfast bar with seating, creating a practical spot for informal dining. With windows and a glazed door opening onto the rear, the room enjoys excellent natural light and a pleasant outlook. The room is finished with Karndean flooring, combining durability with contemporary style.

#### GROUND FLOOR WC 7'6" x 5'2" (2.31m x 1.58m)

A stylishly presented ground floor cloakroom fitted with a modern two-piece suite comprising a low-level WC and wash hand basin. The space is enhanced by decorative tiling and a feature built-in shelving unit providing useful storage. Finished with Karndean flooring and a frosted window that allows natural light while maintaining privacy.

#### FIRST FLOOR / LANDING

A spacious and characterful landing area featuring a striking stained-glass window that fills the space with colour and natural light. The decorative wall panelling and bold wallpaper create an elegant period feel, while the layout provides access to the four bedrooms, family bathroom, and separate WC. This generous landing also offers space for occasional furniture, and includes access to the loft, enhancing practicality.

#### BEDROOM ONE 15'0" x 13'8" (4.59m x 4.19m)

A superbly spacious double bedroom positioned at the front of the property, enjoying views across Scott Park through a large feature window. The room is enhanced by fitted wardrobes providing excellent storage, along with tasteful décor and newly fitted carpets for a fresh, inviting finish. Its generous proportions and natural light make it a standout principal bedroom.

#### BEDROOM TWO 13'6" x 10'4" (4.13m x 3.15m)

A generous double bedroom located at the front of the property, enjoying views over Scott Park through a wide feature window. The room benefits from built-in wardrobes, neutral carpeting, and bright décor, creating a light and welcoming atmosphere. Its size and outlook make it an ideal second double bedroom.

#### BEDROOM THREE 13'10" x 13'9" (4.24m x 4.21m)

A well-proportioned double bedroom situated to the rear of the property. Currently utilised as a creative studio, the room offers flexibility to suit a variety of needs, whether as a bedroom, hobby room, or home office. A large window provides plenty of natural light, while neutral décor and wood-effect flooring complete the space.

#### BEDROOM FOUR 10'5" x 6'3" (3.20m x 1.92m)

A versatile fourth bedroom that could serve as a single bedroom, nursery, or study. The room enjoys a pleasant outlook through a large window, allowing in plenty of natural light, and is finished with neutral décor and carpeted flooring.

#### FAMILY BATHROOM 13'3" x 8'2" (4.06m x 2.49m)

A beautifully designed family bathroom featuring a striking contrast of bold blue walls with white tiling. The suite includes a freestanding bathtub, separate walk-in shower, and a contemporary vanity unit with inset wash basin. A traditional-style heated towel rail completes the room, while Karndean flooring provides a stylish and practical finish.

#### FIRST FLOOR WC

A modern and stylish two-piece suite comprising a low-level WC and a wash hand basin set within a vanity unit. Finished with half-height white brick-effect tiling, bold décor, chrome heated towel rail, and a frosted window to the rear elevation.

#### LAUNDRY / UTILITY ROOM 7'5" x 6'3" (2.28m x 1.93m)

A practical space with plumbing for a washing machine and dryer, along with room for additional appliances such as a fridge/freezer. A window to the rear allows natural light, and there is direct access out to the rear yard.

#### GARAGE 18'2" x 10'0" (5.56m x 3.07m)

A single garage accessed via an up-and-over door from the driveway. The garage is fitted with power, providing useful storage or workshop potential. Externally, the property benefits from a single driveway to the front, offering off-road parking.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-vicarage-burnley>

#### LOCATION

This beautiful home is positioned in a highly sought-after area, directly overlooking the stunning Scott Park. The park itself is a historic landmark in Burnley, gifted to the town in 1895 by John Hargreaves Scott, and offers around 7 hectares of landscaped gardens, mature woodland, tennis courts, bowling greens, a children's play area, and a café. It provides an idyllic setting for walking, leisure, and family activities, all just steps from the property. The surrounding area is well served by local amenities, schools, and transport links. Burnley town centre, with its array of shops, cafés, and restaurants, is only a short distance away, and there is excellent access to the M65 motorway, making this an ideal location for commuting across East Lancashire and beyond.

#### PROPERTY DETAIL

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

The property is set back from the road with a single driveway providing off-road parking and access to a detached garage. To the rear is a two-tiered yard, offering a practical, low-maintenance outdoor space with plenty of scope for seating and entertaining. The home also enjoys an enviable outlook directly across Scott Park, providing a beautiful green backdrop.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1895 ft<sup>2</sup>

176 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.3 m<sup>2</sup>

(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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