

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Because life is
**Petty
Real**TM

Offers Over £795,000



The Mount
230 Gisburn Road

Barrowford
BB9 6AY

4 1 3 E

Council Tax Band: G



Set within approximately an acre of beautifully established gardens, The Mount is an elegant 1930s detached residence positioned in a highly sought-after area of Barrowford. Offering generous living space, far-reaching views towards Pendle Hill, and exciting development potential, this is a rare opportunity to acquire a home with both charm and scope.

Description

Set within approximately an acre of mature, landscaped gardens, The Mount is an exceptional 1930s detached residence occupying an elevated position in one of Barrowford's most sought-after locations. Built in 1939 and steeped in character, this impressive home enjoys sweeping views towards Pendle Hill and offers spacious, versatile accommodation, ideal for growing families or those seeking a home with potential to enhance and develop.

Approached via a long private driveway, the property is framed by manicured lawns, established trees, and mature planting that create a sense of grandeur and privacy. The home is well set back from the road, and its traditional architecture and symmetrical frontage give a sense of timeless charm. The generous plot provides a peaceful setting, while remaining just a short stroll from the village centre and its amenities.

Inside, a welcoming hallway leads to the principal reception rooms. The lounge and dining room are both substantial in size and retain original features, including traditional open fireplaces. Large windows allow in an abundance of natural light and frame views over the gardens, adding to the elegant, serene feel of each room. These spaces offer the perfect balance of warmth and formality, ideal for both family life and entertaining.

To the rear of the property, a lovely garden room provides a bright and relaxing space to enjoy the outdoors from the comfort of inside. This room enjoys views across the grounds and has direct access to the garden, making it a natural hub for quiet mornings or summer evenings. The kitchen sits adjacent and connects through to a useful utility room and a separate cloakroom, ensuring practicality and convenience.

The first floor comprises four well-proportioned bedrooms, each offering pleasant outlooks across the gardens or towards the surrounding countryside. The principal bedroom benefits from far-reaching views of Pendle Hill. A two-piece family bathroom and separate WC serve the bedrooms, while a store room offers additional storage or potential for conversion to a dressing room or en suite.

Externally, the property features an attached garage, which provides secure parking or workshop space. The gardens wrap around the property and include extensive lawns, mature trees, and multiple seating areas. To the rear, the grounds open up to a particularly large section of garden, which could offer development potential for a separate dwelling or extension, subject to the relevant planning permissions being obtained.

Barrowford is a highly desirable village, known for its boutique shops, cafes, reputable schools, and excellent transport links via the M65 and nearby rail stations. Despite its central location, The Mount enjoys a feeling of rural seclusion and space, making it a rare gem in the local market.

This is a unique opportunity to acquire a characterful, spacious home set within a remarkable plot. With scope to modernise, extend, or develop the rear gardens, The Mount offers endless potential to create a forever home in a truly prestigious setting.

View more about this property online....

www.pettyreal.co.uk

[@PettyEstAgents](https://www.instagram.com/PettyEstAgents)

[/pettyestateagents](https://www.facebook.com/pettyestateagents)