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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



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Price £550,000



The Barn House Church Street

Barrowford
BB9 6QU

4 2 2

Council Tax Band: E



Nestled within a private hamlet just off Church Street in the heart of Barrowford, The Barn House is a beautifully refurbished home offering space, style, and seclusion. With a high-quality finish throughout, generous gardens, and a detached garage, this characterful property is perfect for families or professionals seeking something special.

Description

Tucked away up a private drive within a small and exclusive hamlet of properties, The Barn House offers a rare blend of privacy, character, and modern living in the heart of Barrowford. This beautifully refurbished home has been thoughtfully updated throughout, providing stylish and versatile accommodation across two floors. With a generous rear garden, detached garage, and high-quality finishes, this is an exceptional opportunity for families and professionals alike.

The property welcomes you into a bright entrance hall, where the quality of the recent refurbishment is immediately apparent. One of the standout features is the brand new shaker-style dining kitchen, fitted with solid wood worktops and a full suite of integrated appliances. The layout is ideal for entertaining and day-to-day family living, offering a space that is as functional as it is attractive.

A spacious lounge lies at the heart of the home and features a brand new wood-burning stove set within a rustic surround – the perfect spot to unwind on colder evenings. The sense of warmth and charm continues throughout the ground floor, which also includes a newly fitted two-piece cloakroom and a highly versatile fourth bedroom or snug, perfect as a guest room, home office or additional sitting room.

Upstairs, the home offers three generous double bedrooms, each filled with natural light and beautifully presented. The first-floor layout is serviced by a luxurious four-piece family bathroom, complete with a freestanding bath, large walk-in shower, contemporary floating vanity basin and low-level WC, all finished to an exceptional standard with tasteful tiling.

The Barn House also boasts excellent outdoor space. A private driveway provides ample parking and leads to a detached garage, ideal for secure storage or workshop use. To the rear, the large enclosed garden is a real highlight – featuring a spacious stone-flagged patio, an elevated decked area for seating or dining, and a lawned section ideal for families or pets.

Its setting within a quiet, select development of a handful of properties adds further appeal, offering a peaceful environment with a strong sense of community. Despite its tucked-away position, the home is just a short walk from the centre of Barrowford, where you'll find a range of independent shops, eateries, and amenities, along with access to open countryside and nearby riverside walks.

The location also benefits from excellent road connectivity, with the M65 motorway just minutes away, providing links to Burnley, Preston, and beyond. Well-regarded primary and secondary schools are also within easy reach, making this an ideal base for families.

With its sought-after setting, beautifully refurbished interiors, and flexible layout, The Barn House is a truly unique home offering the best of both privacy and village convenience. Viewing is highly recommended to fully appreciate the lifestyle on offer.

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