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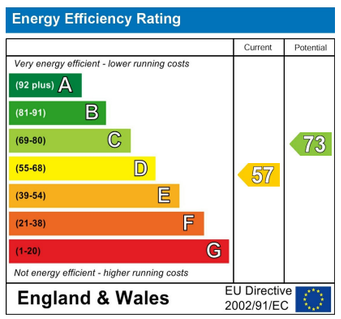












Churchill Road, Barrowford, BB9 6QB

£1,650,000

A HOME OF PRESENCE AND POISE

This substantial detached residence pairs a striking architectural façade with an exceptional two-acre garden setting to create a lifestyle rarely found in such easy reach of the M65 network. From the moment you arrive, there's a sense of calm confidence, a house designed not just to be lived in, but to be enjoyed.

Inside, the layout unfolds with an effortless, grown-up generosity. Four beautifully appointed reception rooms offer distinct moods and moments: spaces for hosting, unwinding, working, or gathering as a family. The flow is intuitive, the proportions indulgent, and the atmosphere one of understated luxury.

Upstairs, five serene bedrooms continue the theme of comfort and scale. Two feature their own ensuite facilities, while a stunning family bathroom ensures the home functions seamlessly for both family life and weekend guests. Every room feels considered, a balance of elegance, privacy and practicality.

Beyond the walls, the grounds elevate the experience entirely. Approximately two acres of landscaped gardens wrap the home in greenery, with sweeping lawns, mature planting, serene pond, peaceful woodland and natural pockets that invite exploration, culminating in a generous wrap around paved terrace with glass balustrade, outdoor pool table, feature LED lighting, and space for an outdoor kitchen or pizza area. It's a setting that feels both expansive and intimate, perfect for long summer days, relaxed entertaining and the quiet luxury of having space entirely to yourself.

Altogether, this is a home that blends refinement with warmth, a premium family retreat where lifestyle, location and liveability come together with rare harmony.

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£1,650,000

5 3 4 D

- Outstanding Detached Family Home
- Generous Approximate Two Acre Plot
- Private Driveway for Off-Road Parking
- EPC Rating: D
- Five Bedrooms
- Ideal Forever Family Home
- Tenure: Freehold
- Four Spacious Reception Rooms
- Detached Double Garage
- Council Tax Band G

Ground Floor

Entrance

Hardwood entrance door leading to the porch.

Porch

5'1 x 4'5 (1.55m x 1.35m)

Single glazed leaded window, partially tiled elevations, door leading to the sitting room.

Sitting Room

13'9 x 10'10 (4.19m x 3.30m)

Single glazed, leaded, stone mullioned window, two single glazed frosted leaded windows, with cast iron radiator,, spotlights, corniced coving, cast iron log burning stove with tiled fireplace surround, open access to the hallway, door leading to the lounge.

Lounge

15'9 x 13'9 (4.80m x 4.19m)

Single glazed, leaded, stone mullioned window and a single glazed, leaded, stone mullioned bay window, three central heating radiators, ornate plaster moulding to the ceiling, corniced coving, picture railing, cast iron wood burning stove fireplace.

Hall

15' x 7'11 (4.57m x 2.41m)

Stairs leading to the first floor, doors leading to a dining room, kitchen, and cloakroom.

Cloakroom

11'4 x 3'7 (3.45m x 1.09m)

Central heating radiator, single glazed leaded frosted window, marble vanity top wash basin with traditional taps, partially tiled elevations, safe, door leading to WC.

WC

5'10 x 3'11 (1.78m x 1.19m)

Single glazed leaded frosted window, low basin WC, fully tiled elevations.

Dining Room

18'10 x 18'7 to widest point (5.74m x 5.66m to widest point)

Three single glazed leaded stone mullioned windows, two central heating radiators, ornate plaster mouldings to the ceiling, picture railing, partial wood panelled elevations, living flame gas fire in stone surround, door leading to the kitchen.

Kitchen

20'4 x 12'9 (6.20m x 3.89m)

Hardwood double glazed window, single glazed leaded stone mullioned window with window seat, three central heating radiators, panelled wall and base units with granite work surfaces, island and breakfast bar, Smeg range cooker with a five ring induction hob, extractor hood, inset composite one and a half bowl sink with integrated draining ridges and mixer taps, integrated Miele dishwasher, integrated Miele combi oven microwave, Miele 2 zone wine fridge, pan drawers, space for an American style fridge freezer, waste disposal unit, spotlights, oak flooring, open access to the orangery, open access to the back hall, door to pantry.

Pantry

6'8 x 5'10 (2.03m x 1.78m)

Single glazed leaded frosted window, floor to ceiling shelving and clay wine store.

Orangery

22'3 x 9' (6.78m x 2.74m)

Two central heating radiators, built in TV with storage unit, four sets of hardwood double glazed French doors to the garden, oak flooring, spotlights.

Back Hall

10' x 3'3 (3.05m x 0.99m)

Flagged flooring, hardwood double glazed French doors to the rear, doors leading to the boiler room and utility room.

Boiler Room

9'8 x 6'11 (2.95m x 2.11m)

Hardwood double glazed window, boiler, hot water cylinder, clothes drying racks, shoe storage, flagged flooring.

Utility Room

13'3 x 9'9 (4.04m x 2.97m)

Two hardwood double glazed windows, central heating radiator, high gloss wall and base units with walnut wooden work surfaces, plumbing for a washing machine, integrated fridge freezer, stainless steel sink with draining board and mixer taps, loft hatch to boarded loft storage, door to WC.

WC

5' x 3' (1.52m x 0.91m)

Dual flush WC.

First Floor

Landing

Two cast iron radiators, single glazed leaded stone mullioned window, picture railing, spotlights, doors leading to four bedrooms, family bathroom, separate WC, stairs leading to the second floor.

Bedroom One

14'11 x 14'3 (4.55m x 4.34m)

Single glazed leaded stone mullioned window, central heating radiator, picture railing, door to ensuite.

Ensuite

9'8 x 4'11 (2.95m x 1.50m)

Single glazed leaded stone mullioned window, heated towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed multi-jet shower, Vileroy and Boch sanitary ware, partially tiled elevations, wooden effect flooring.

Bedroom Three

15'11 x 12'11 (4.85m x 3.94m)

Single glazed leaded stone mullioned window, central heating radiator, picture railing, fitted wardrobes.

Bedroom Four

13'10 x 12'9 (4.22m x 3.89m)

Single glazed leaded stone mullioned window, central heating radiator, vanity top wash basin with traditional taps, fitted wardrobe, picture railing.

Bedroom Five

11' x 9'10 (3.35m x 3.00m)

Single glazed leaded stone mullioned window, built in desk and library cupboards, central heating radiator, picture railing, open fire with tiled surround and hearth.

Bathroom

9'1 x 6'5 (2.77m x 1.96m)

Single glazed leaded stone mullioned window, heated towel rail, dual flush WC, pedestal wash basin with traditional taps, double wood panelled bath with traditional taps and rinse head, direct feed shower enclosure, slate tiled shower and bath surround, Kohler sanitary ware, wooden effect flooring.

WC

5'1 x 4'5 (1.55m x 1.35m)

Single glazed leaded stone mullioned window with secondary glazing, central heating radiator, low basin WC, pedestal wash basin with traditional taps, wooden effect flooring.

Second Floor

















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