



Hilton &
Horsfall

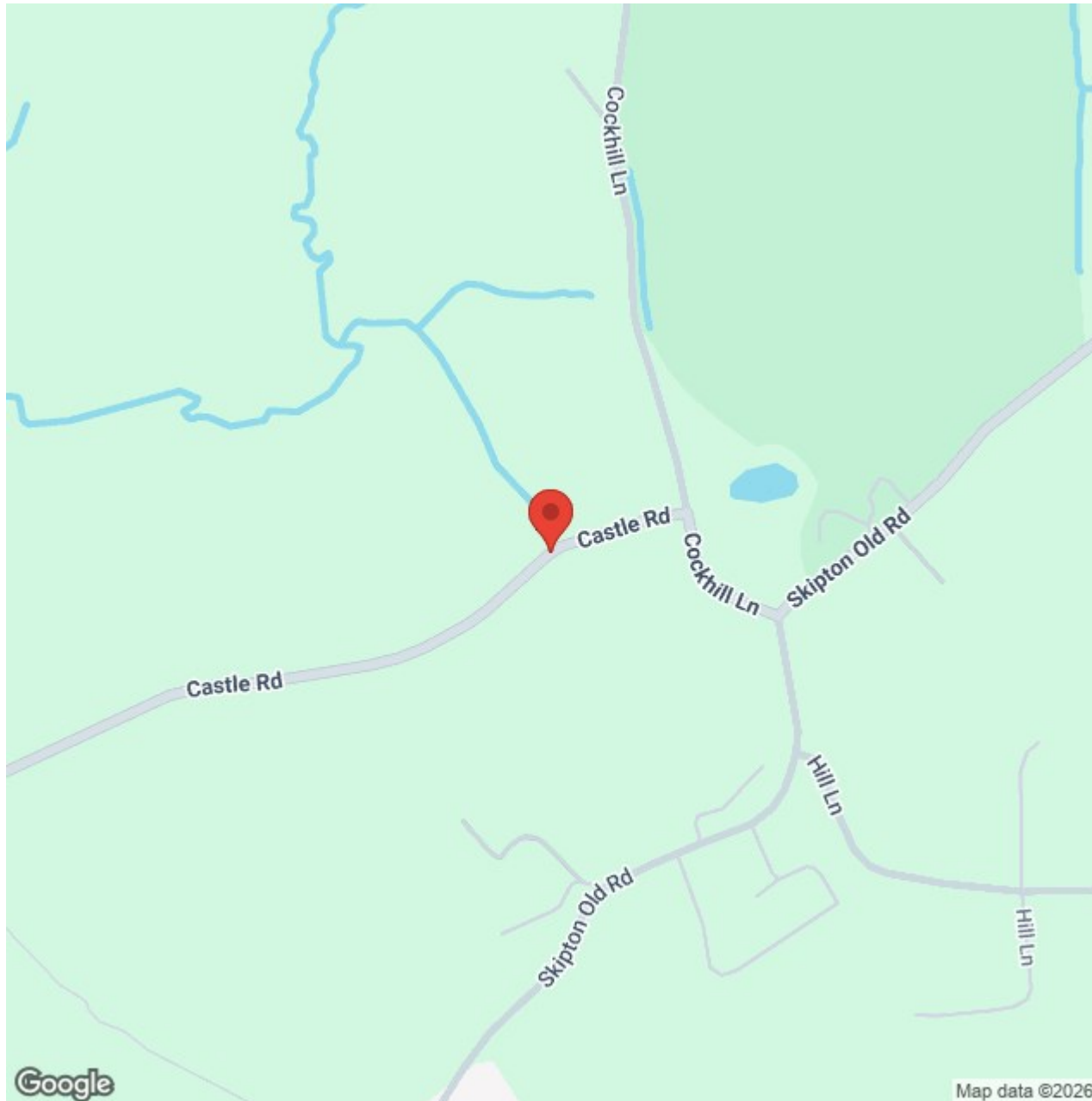
Meadow Bank, Castle Road, Colne

Offers In The Region Of £460,000

- Stunning extended four-bedroom semi-detached home
- Immaculately presented throughout
- Superb open-plan dining kitchen and sitting area
- Principal bedroom with dressing area and en-suite
- Versatile multi-use room and integral garage
- Landscaped gardens with open countryside views

Situated in a desirable semi-rural setting with stunning open countryside views, this exceptional detached family home offers beautifully presented living accommodation throughout, thoughtfully designed to combine contemporary style with practical family living. Finished to an impressive standard, the property boasts a welcoming entrance hallway with a useful cloakroom/WC, a spacious bay-fronted living room featuring a multi-fuel stove, and a superb open-plan living dining kitchen fitted with an extensive range of quality shaker-style units, integrated appliances and generous worktop space. The kitchen flows effortlessly into the dining area with exposed brick feature wall and continues into the light-filled garden room, where bi-folding doors open onto the rear patio, creating the perfect space for entertaining. A separate utility room provides further storage and appliance space with external access to the rear garden. To the first floor, the generous principal bedroom benefits from a walk-through dressing area with his and hers fitted wardrobes leading to a stylish ensuite shower room. There are three further well-proportioned bedrooms, two of which enjoy fitted wardrobes, together with a contemporary three-piece family bathroom. Externally, the property is approached by a substantial driveway providing ample off-road parking, whilst to the rear are beautifully landscaped gardens with an Indian stone patio, extensive lawns and established planting, all enjoying an excellent degree of privacy and uninterrupted views across the surrounding countryside. Offering an outstanding blend of space, quality and location, this is a superb family home that must be viewed to be fully appreciated.







Lancashire

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GROUND FLOOR

ENTRANCE

ENTRANCE HALLWAY

A bright and welcoming entrance hallway finished in a clean, contemporary style, with attractive herringbone-effect flooring continuing through to the principal ground-floor rooms. Oak internal doors, high skirting boards and a traditional-style radiator add further character, while the hallway provides access to the living room, dining kitchen, cloakroom, integral garage and staircase rising to the first floor.

CLOAK ROOM 3'2" x 5'2" (0.99m x 1.58m)

A useful cloak room providing practical storage for coats, shoes and everyday essentials, helping to keep the entrance hallway neat and organised. Ideally positioned just inside the main entrance, making it perfect for busy family life.

LIVING ROOM 12'5" x 11'6" (3.80m x 3.51m)

A beautifully presented living room positioned to the front of the property, featuring a large bay window which frames the attractive open aspect and allows plenty of natural light to fill the space. The room is finished with stylish herringbone-effect flooring, a contemporary feature fireplace, recessed ceiling spotlights and a tasteful feature wall, creating a warm and inviting setting for relaxing and entertaining.

DINING ROOM / SITTING AREA 9'10" x 19'11" (3.02m x 6.09m)

A truly impressive and beautifully presented open-plan dining and sitting area, forming the heart of this exceptional family home. The generous proportions provide ample space for a substantial dining table alongside a comfortable informal seating area, making it ideal for both everyday family life and entertaining. An exposed brick feature wall adds warmth and character, while the herringbone-effect flooring and recessed lighting create a stylish, cohesive finish. Two sets of French doors open directly onto the rear patio and garden, flooding the room with natural light and perfectly connecting the indoor and outdoor spaces.

KITCHEN 8'8" x 12'3" (2.65m x 3.74m)

A beautifully appointed contemporary kitchen fitted with an excellent range of shaker-style wall, base and drawer units, complemented by elegant work surfaces, brushed brass handles and a matching sink with mixer tap. Integrated appliances include an electric oven, induction hob and extractor hood, with further concealed appliance space and generous storage provided throughout. A breakfast bar creates a relaxed space for casual dining, while the large rear window draws in plenty of natural light and overlooks the garden. Herringbone-effect flooring and recessed ceiling spotlights continue the stylish finish through into the adjoining dining and sitting areas.

INTEGRAL GARAGE 10'5" x 17'2" (3.19m x 5.24m)

A generously proportioned integral garage fitted with power, lighting and an up-and-over garage door, offering excellent storage and secure parking. The garage has been thoughtfully adapted to include a useful utility area with fitted base units, sink, plumbing for a washing machine, space for a tumble dryer and a personnel door providing direct access to the rear garden. A separate ground floor WC is also accessed from the garage, adding further practicality for busy family life.

GROUND FLOOR WC 3'6" x 2'4" (1.08m x 0.73m)

A convenient two-piece ground floor WC accessed via the integral garage, fitted with a low-level WC and wash hand basin. Ideally positioned for practical everyday use, particularly when working in the garage or enjoying the rear garden.

MULTI USE ROOM 13'5" x 9'11" (4.09m x 3.03m)

A superb and highly versatile room currently utilised as a dedicated workspace, offering excellent flexibility to suit a variety of needs. Whether used as a home office, studio, hobbies room, gym, playroom or additional reception room, this adaptable space is ideal for modern family living or those working from home. Having its own external access, it also lends itself perfectly to running a business from home. Furthermore, the room offers exciting potential to be incorporated into the adjoining dining kitchen (subject to the necessary planning permissions and building regulations), creating an even larger open-plan family living space if desired.

FIRST FLOOR / LANDING

BEDROOM ONE 10'6" x 20'6" (3.21m x 6.26m)

An impressive and generously proportioned principal bedroom, beautifully presented with a vaulted ceiling, recessed lighting and a striking panelled feature wall. The room provides ample space for a king-size bed and additional bedroom furniture, while a walk-through dressing area incorporates fitted his-and-hers wardrobes and leads through to the private en-suite shower room.

WALK-THROUGH WARDROBE 6'11" x 4'1" (2.12m x 1.27m)

A useful walk-through dressing area positioned between the principal bedroom and en-suite shower room, fitted with his-and-hers wardrobes to provide excellent hanging and storage space. This well-designed arrangement creates a practical sense of separation while giving the principal suite a more luxurious, private feel.

ENSUITE SHOWER ROOM 6'11" x 4'7" (2.13m x 1.41m)

A stylish and contemporary en-suite shower room fitted with a walk-in shower enclosure featuring a rainfall-style shower, low-level WC and a modern wall-mounted wash basin with brushed brass fittings. Complemented by sleek wall tiling, mirrored storage, a traditional-style radiator and a rear window enjoying attractive open countryside views.

BEDROOM TWO 9'11" x 11'7" (3.03m x 3.55m)

A generous double bedroom positioned to the front of the property, beautifully presented with a patterned feature wall, soft carpeting and recessed ceiling spotlights. The room offers ample space for a bed, freestanding furniture and a study area, while the front window provides plenty of natural light and an attractive outlook.

BEDROOM THREE 10'1" x 9'11" (3.09m x 3.04m)

A well-proportioned third bedroom positioned to the front of the property, currently arranged with bunk beds and benefiting from an extensive range of fitted wardrobes and drawer storage. Finished with soft carpeting, recessed ceiling spotlights and a feature wall, while the large front window enjoys an attractive open outlook and allows plenty of natural light into the room.

BEDROOM FOUR 7'4" x 8'4" (2.24m x 2.55m)

A well-presented fourth bedroom positioned to the rear of the property, benefiting from built-in wardrobe storage and a window enjoying attractive open countryside views. Ideal as a child's bedroom, nursery, guest room or home office, and finished with soft carpeting and neutral décor.

BATHROOM 7'11" x 5'0" (2.43m x 1.53m)

A stylish three-piece family bathroom positioned to the rear, fitted with a panelled bath featuring a rainfall-style shower and glazed screen, low-level WC and a wall-mounted wash hand basin. Finished with contemporary metro tiling, wood-effect flooring and a rear window enjoying attractive open views.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/meadow-bank-colne>

LOCATION

Nestled in an attractive semi-rural position, this exceptional home enjoys a wonderful balance of countryside living and everyday convenience. Surrounded by open fields with far-reaching rural views, the property offers a peaceful setting whilst remaining within easy reach of nearby towns and villages, where a range of shops, supermarkets, cafés, schools and other everyday amenities can be found. Excellent road links provide straightforward access to the wider Lancashire area, making this an ideal location for families and commuters alike, whilst the surrounding countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits right on the doorstep.

PUBLISHING

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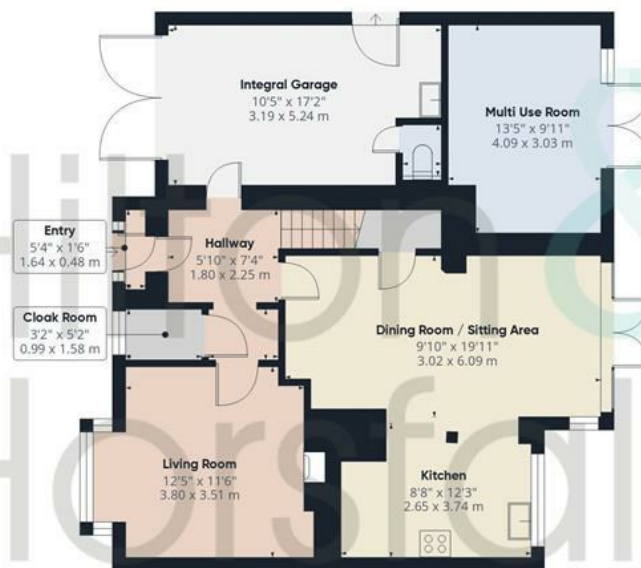
OUTSIDE

Approached via a generous driveway providing ample off-road parking for multiple vehicles, the property enjoys an attractive frontage with well-maintained lawned gardens and mature planting. To the rear is a beautifully landscaped and private garden, predominantly laid to lawn with well-stocked borders, established trees and shrubs creating a peaceful outdoor setting. A

spacious Indian stone patio provides the perfect space for al fresco dining, entertaining family and friends or simply relaxing whilst taking in the delightful open countryside views.

The garden offers an excellent degree of privacy and enjoys a wonderful backdrop, making it a real highlight of this impressive family home.





Ground Floor

Approximate total area⁽¹⁾

1476 ft²

137.3 m²



Floor 1

(1) Excluding balconies and terraces

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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