

Higher Parrock Cottage, Parrock Road, Barrowford

OFFERS IN THE REGION OF £780,000







Parrock Road, Barrowford

OFFERS IN THE REGION OF £780,000

- ♦ **Exceptional Detached Family Residence**
- ♦ **Approx. 2,300 Sq.Ft. Of Accommodation**
- ♦ **Four Bedrooms & Two Bathrooms**
- ♦ **Stunning Open Plan Dining Kitchen / Family Room**
- ♦ **Three Additional Reception Rooms**
- ♦ **Beautifully Landscaped Mature Gardens**
- ♦ **Gated Driveway & Detached Garage**
- ♦ **Sought-After Semi-Rural Barrowford Location**



An exceptional detached family residence occupying a stunning mature plot in one of Barrowford's most desirable semi-rural locations. Beautifully renovated and significantly improved by the current owners, Higher Parrock Cottage seamlessly combines high-quality contemporary finishes with warmth, character and charm. Extending to approximately 2,300 sq.ft., the accommodation offers a superb balance of formal and informal living space, including an impressive open plan dining kitchen and family room, three further reception rooms, utility room, four well-proportioned bedrooms, an en-suite shower room and a luxurious family bathroom. Thoughtful design, quality craftsmanship and tasteful décor are evident throughout, creating a home ready for immediate occupation. The property is further enhanced by its outstanding outdoor space. Approached via a gated driveway with ample parking and a detached garage, the home sits within beautifully landscaped gardens that have been carefully cultivated and maintained to create a truly special setting. Mature trees, colourful planting, expansive lawns and a variety of seating areas combine to provide exceptional privacy and a wonderful backdrop for family life and entertaining. Rarely do homes of this calibre, with such beautifully established grounds, become available in this sought-after location.







Parrock Road, Barrowford

OFFERS IN THE REGION OF £780,000



An exceptional detached family residence occupying a stunning mature plot in one of Barrowford's most desirable semi-rural locations. Beautifully renovated and significantly improved by the current owners, Higher Parrock Cottage seamlessly combines high-quality contemporary finishes with warmth, character and charm. Extending to approximately 2,300 sq.ft., the accommodation offers a superb balance of formal and informal living space, including an impressive open plan dining kitchen and family room, three further reception rooms, utility room, four well-proportioned bedrooms, an en-suite shower room and a luxurious family bathroom. Thoughtful design, quality craftsmanship and tasteful décor are evident throughout, creating a home ready for immediate occupation. The property is further enhanced by its outstanding outdoor space. Approached via a gated driveway with ample parking and a detached garage, the home sits within beautifully landscaped gardens that have been carefully cultivated and maintained to create a truly special setting. Mature trees, colourful planting, expansive lawns and a variety of seating areas combine to provide exceptional privacy and a wonderful backdrop for family life and entertaining. Rarely do homes of this calibre, with such beautifully established grounds, become available in this sought-after location.

GROUND FLOOR

ENTRANCE PORCH 2.11x 2.31m (6'11"x 7'6")

A bright and welcoming entrance porch, beautifully presented and flooded with natural light via an impressive full-height feature window overlooking the approach to the property. Finished with elegant tiled flooring, bespoke fitted storage cupboards and a built-in window seat, this thoughtfully designed space provides a practical yet stylish introduction to the home, setting the tone for the high standard of accommodation found throughout.

RECEPTION HALLWAY 4.15m x 2.27m (13'7" x 7'5")

A spacious and beautifully appointed reception hallway, finished with elegant tiled flooring, bespoke wall panelling and tasteful décor throughout. This welcoming central space provides access to the principal ground floor accommodation whilst a feature staircase rises to the first floor. Flooded with natural light and finished to an exceptional standard, the hallway immediately showcases the quality and craftsmanship evident throughout this impressive home.

LIVING ROOM 10.52m x 5.75m (34'6" x 18'10")

A beautifully proportioned principal reception room offering an elegant and comfortable space in which to relax and entertain. The focal point of the room is the attractive feature fireplace incorporating a contemporary inset gas fire set within a brick surround and complemented by an exposed oak beam, creating a wonderful blend of character and modern styling. Large windows allow an abundance of natural light to flood the space, whilst the generous proportions provide ample room for substantial furniture arrangements. Open plan to the adjoining dining room and sitting area, the living room forms part of an impressive flowing family space, perfectly suited to both everyday living and larger social gatherings. Exposed beams, tasteful décor and quality finishes throughout further enhance the warmth and charm of this exceptional room.

DINING ROOM

A generously proportioned dining room positioned open plan to the living room and adjoining sitting area, creating a superb space for both formal entertaining and everyday family life. Enjoying excellent natural light from the large front-facing window, the room comfortably accommodates a substantial dining table and is further enhanced by exposed oak beams, neutral décor and a seamless flow between the principal reception areas, perfectly suited to modern living.

SITTING ROOM

Positioned open plan to both the living room and dining room, this superb additional reception room provides a versatile space for relaxing, entertaining or family gatherings. The room is flooded with natural light via two front-facing windows and twin Velux rooflights, whilst a contemporary media wall creates an attractive focal point. Finished in neutral tones with recessed spot lighting and quality fitted carpeting, the room enjoys pleasant outlooks towards the front and seamlessly complements the flowing layout of this impressive home.

GARDEN ROOM 2.99m x 4.70m (9'9" x 15'5")

Overlooking the beautifully landscaped rear gardens, this delightful garden room is bathed in natural light thanks to an attractive bay of full-height windows and French doors which provide direct access onto the patio. The room offers a tranquil setting in which to relax and enjoy the surrounding greenery throughout the seasons, with tiled flooring, decorative wall coverings and ample space for comfortable seating. A superb addition to the home, seamlessly connecting the indoor and outdoor living spaces.

GROUND FLOOR WC 2.05m x 1.20m (6'8" x 3'11")

Conveniently positioned off the garden room, this well-appointed two-piece cloakroom comprises a low-level WC and wash hand basin.

DINING KITCHEN / SITTING AREA 10.00m x 2.72 (32'9" x 8'11")

Undoubtedly the heart of the home, this impressive open plan dining kitchen and family room has been thoughtfully designed to create a sociable and versatile living space. The kitchen is fitted with a comprehensive range of contemporary gloss and contrasting wood-effect units, complemented by quality work surfaces, integrated appliances and a breakfast bar area. The dining and seating areas provide ample room for both everyday family life and entertaining, whilst French doors and large windows flood the room with natural light and offer direct access onto the rear patio and gardens. Finished with stylish tiled flooring and recessed spot lighting throughout, this exceptional space seamlessly blends practicality with modern living.

UTILITY ROOM 1.73m x 2.16m (5'8" x 7'1")

A practical and well-appointed utility room fitted with a range of contemporary gloss base units, complementary work surfaces and an inset sink. The room provides excellent additional storage and appliance space, helping to keep the main kitchen clutter free. A window and external door provide natural light and convenient access to the rear gardens and patio areas.

FIRST FLOOR / LANDING

BEDROOM ONE 4.48m x 3.99m (14'8" x 13'1")

A generous principal bedroom positioned to the front of the property, offering ample space for a king-size bed and accompanying furniture. The room benefits from a large window allowing for plenty of natural light, whilst a comprehensive range of fitted wardrobes provides excellent storage. Finished in neutral tones, this impressive double bedroom enjoys direct access to a stylish en-suite shower room, creating a comfortable and private retreat.

ENSUITE 2.85m x 1.72m (9'4" x 5'7")

A stylish and contemporary en-suite comprising a large walk-in shower with glazed screen and rainfall shower fitting, vanity wash basin with storage beneath and a low-level WC. The room is complemented by attractive tiling, recessed display shelving and a Velux roof window which provides natural light and ventilation.

BEDROOM TWO 4.10m x 4.28m (13'5" x 14'0")

A spacious double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the beautifully maintained gardens. The room offers ample space for freestanding furniture and benefits from fitted wardrobes providing excellent storage. Finished in neutral tones, this bright and comfortable bedroom creates an ideal guest suite or family bedroom.

BEDROOM THREE 3.70m x 3.78m (12'1" x 12'4")

A well-proportioned double bedroom enjoying a pleasant rear aspect and a unique feature in the form of direct access onto a substantial roof terrace. The room is bright and inviting, benefiting from a large glazed door and additional roof window which flood the space with natural light. The roof terrace provides an exceptional outdoor seating area overlooking the beautifully maintained gardens, creating a peaceful retreat ideal for relaxing and enjoying the surroundings.

ROOF TERRACE 2.34m x 6.18m (7'8" x 20'3")

A particularly attractive feature of the home, the generous roof terrace is accessed directly from Bedroom Three and provides a wonderful private outdoor space to relax and unwind. Enjoying an elevated position overlooking the beautifully landscaped rear gardens, this secluded terrace offers the perfect setting for morning coffee, evening drinks, or simply taking in the stunning views across the mature trees, colourful planting, and manicured lawns below.

BEDROOM FOUR 2.74m x 2.37m (8'11" x 7'9")

A comfortable bedroom positioned to the front of the property, featuring a window that provides natural light and pleasant outlooks. The room offers space for a double bed and additional furniture, making it ideal as a guest bedroom, children's room or home office, depending on individual requirements. Neutral décor and soft finishes create a bright and welcoming atmosphere.

BATHROOM 2.77m x 3.24m (9'1" x 10'7")

A spacious family bathroom fitted with a contemporary four-piece suite comprising a freestanding bath, separate corner shower enclosure, pedestal wash basin and low-level WC. The room enjoys excellent natural light from a window to the rear elevation and is complemented by attractive tiled flooring, recessed spotlights and useful display shelving, creating a bright and relaxing space for everyday family living.

DETACHED DOUBLE GARAGE 4.49m x 5.38m (14'8" x 17'7")

A substantial detached garage benefitting from an electrically operated garage door, power and lighting. Offering excellent secure parking and storage facilities, the garage provides versatile space for workshop use, hobbies or general storage, making it a valuable addition to this impressive family home.







360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/higher-parrock-cottage>

LOCATION

Set within a highly desirable semi-rural position, this exceptional home enjoys the perfect balance of privacy, countryside surroundings and convenience. Nestled amongst some of the area's most attractive properties, the location offers a peaceful setting whilst remaining within easy reach of nearby towns, local amenities, excellent schools and transport links. Surrounded by beautiful open countryside and scenic walking routes, the property is ideally suited to those seeking a tranquil lifestyle without sacrificing accessibility.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

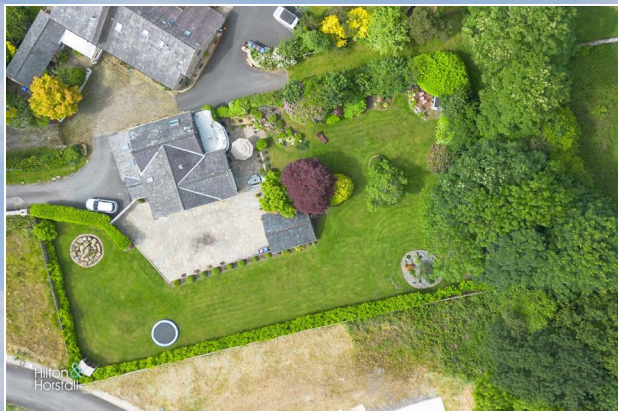












Hilton &
Horsfall



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2568 ft²

238.6 m²

Balconies and terraces

187 ft²

17.4 m²

Reduced headroom

24 ft²

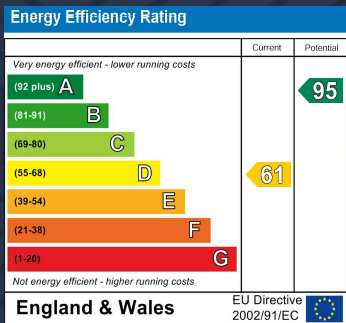
2.2 m²

(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.



BURNLEY & PENDLE
75 GISBURN ROAD,
BARROWFORD, BB9 6DX
01282 560 024

Hilton & Horsfall
PRESTIGE

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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.

