



Hilton &
Horsfall

BB18 6RD

Red Lion Street, Earby, Barnoldswick

Offers In The Region Of £184,950

- Spacious three-bedroom mid-terrace home plus attic
- Beautiful period features throughout
- Large open-plan living & dining room
- Contemporary kitchen plus rear sunroom
- Four-piece family bathroom with roll-top bath
- Versatile converted attic room
- Enclosed rear yard with elevated terrace
- Energy Efficient Air to Air Heat Source System

A deceptively spacious and characterful mid-terrace home situated in a popular residential area within walking distance of local amenities and open countryside.

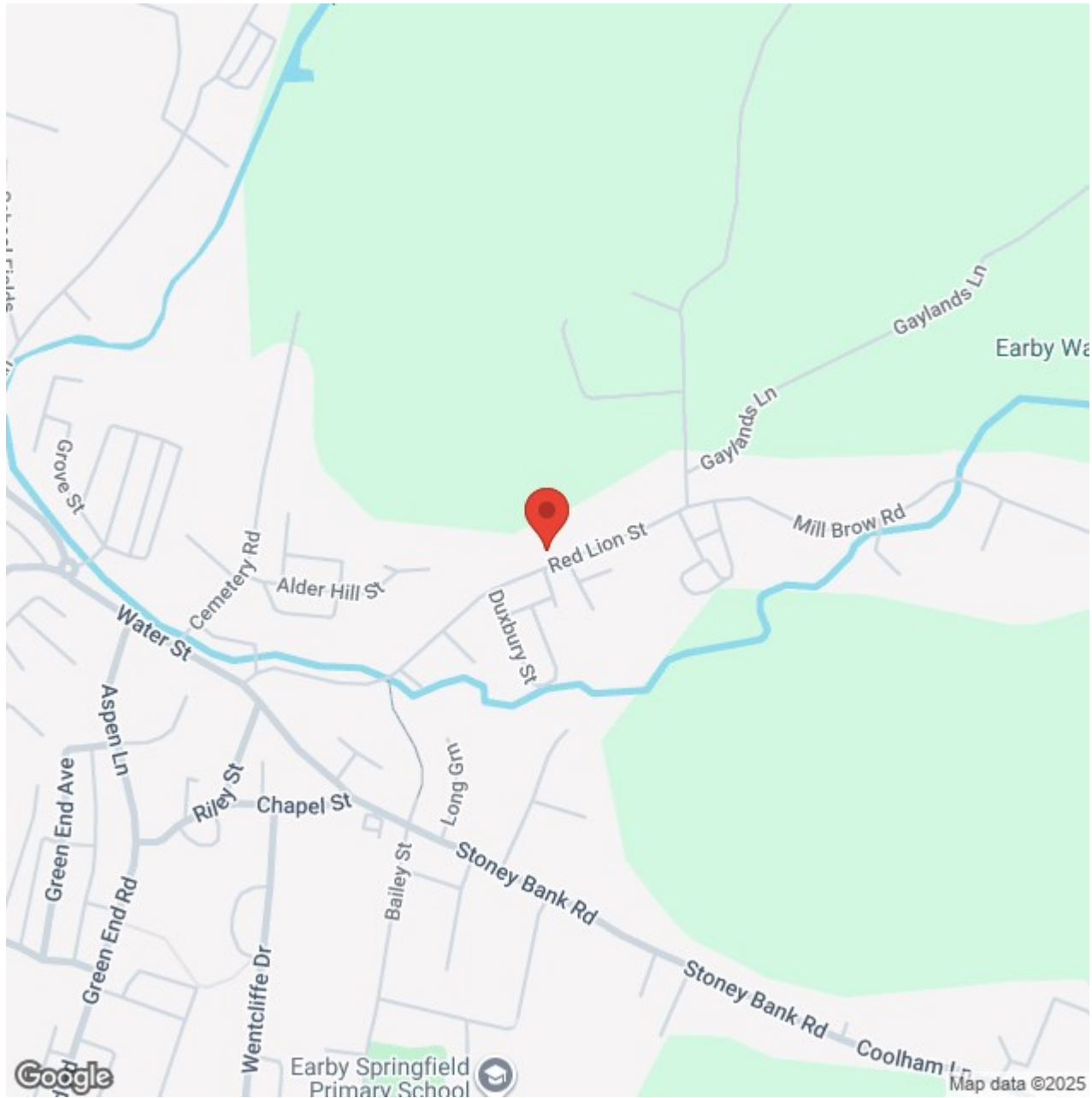
This charming property boasts a wealth of original features blended with modern comforts across three floors of versatile living space. Internally, the home briefly comprises: a welcoming entrance hallway, a large open-plan living and dining room with period detailing and a feature fireplace, a stylish fitted kitchen with a range of wall and base units, and a light-filled sunroom leading out to a raised patio terrace.

To the first floor, you'll find three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom including a roll-top bath and separate shower. A staircase from the landing leads to a generous attic room, ideal for use as an additional bedroom, home office, or playroom.

Externally, the property benefits from a lovely enclosed rear yard with access to a useful outbuilding and a gate to the rear passageway.

With approx 1,400 sq ft of accommodation, high ceilings, original features, and flexible living arrangements, this delightful home would suit a range of buyers looking for space, character, and convenience.







BB18 6RD

Lancashire

A deceptively spacious and characterful mid-terrace home situated in a popular residential area within walking distance of local amenities and open countryside.

This charming property boasts a wealth of original features blended with modern comforts across three floors of versatile living space. Internally, the home briefly comprises: a welcoming entrance hallway, a large open-plan living and dining room with period detailing and a feature fireplace, a stylish fitted kitchen with a range of wall and base units, and a light-filled sunroom leading out to a raised patio terrace.

To the first floor, you'll find three well-proportioned bedrooms and a beautifully appointed four-piece family bathroom including a roll-top bath and separate shower. A staircase from the landing leads to a generous attic room, ideal for use as an additional bedroom, home office, or playroom.

Externally, the property benefits from a lovely enclosed rear yard with access to a useful outbuilding and a gate to the rear passageway.

With approx 1,400 sq ft of accommodation, high ceilings, original features, and flexible living arrangements, this delightful home would suit a range of buyers looking for space, character, and convenience.

GROUND FLOOR

ENTRANCE VESTIBULE

A welcoming entrance with original coving and doorway leading into the hallway.

HALLWAY

Spacious and traditional with high ceilings, ceiling coving, and access to the main reception rooms and staircase to the first floor.

LIVING ROOM / DINING AREA 12'7" x 27'7" (3.85m x 8.42m)

A substantial open-plan reception space featuring a bay-fronted window to the front elevation, two charming feature fireplaces, decorative ceiling roses and coving, and ample space for both lounge and dining furniture.

KITCHEN 8'1" x 10'11" (2.47m x 3.33m)

A modern fitted kitchen with a range of base and wall units, complementary worktops, integrated appliances, wine rack, tiled splashbacks, and stylish contrasting cabinetry. Window overlooking the rear yard and access to the sunroom.

SUN ROOM 7'0" x 11'9" (2.14m x 3.59m)

A lovely additional sitting space with a pitched glazed roof, wood-effect flooring, and double doors opening onto a raised rear terrace with pleasant views.

FIRST FLOOR / LANDING

BEDROOM ONE 10'3" x 14'8" (3.13m x 4.49m)

A generous double bedroom with large window, traditional fireplace surround, high ceilings, and wood-effect flooring.

BEDROOM TWO 8'11" x 12'5" (2.74m x 3.79m)

Another good-sized bedroom with a window, wood-effect flooring, and space for furniture.

BEDROOM THREE 7'2" x 9'4" (2.19m x 2.85m)

A single bedroom currently used as a nursery, with window and fitted shelving.

BATHROOM 8'1" x 10'6" (2.47m x 3.21m)

A beautifully presented four-piece family bathroom with freestanding roll-top bath, separate walk-in shower, WC, pedestal wash basin, part tiled walls, timber panelling, and exposed beams. Window to the rear.

SECOND FLOOR

ATTIC ROOM 15'2" x 17'11" – reduced headroom (4.64m x 5.48m – reduced headroom)

A large, versatile attic room accessed via staircase from the landing. Ideal as an additional bedroom, study, playroom, or creative space. Features sloped ceilings, Velux-style roof window, and timber cladding.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/red-lion-street/>

LOCATION

Situated in the heart of Earby, this property offers easy access to the local shops, pubs, schools, and parks, while also being just a short drive from nearby Barnoldswick and Skipton. The surrounding area is ideal for those who enjoy countryside walks

and village living with a strong community feel. Excellent transport links nearby connect you to the wider Lancashire and Yorkshire regions.

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.



BB18 6RD

OUTSIDE

To the rear of the property is a pleasant enclosed yard with elevated decked terrace accessed via the sunroom, ideal for a morning coffee or evening drink. The yard offers privacy, greenery, and access to a handy outbuilding/storage space, with gated access to the rear.





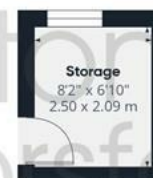
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1414 ft²

131.3 m²

Reduced headroom

24 ft²

2.3 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.



Hilton &
Horsfall

Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)