



## Station House Railway Street

Brierfield, Nelson

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bed Detached Character Property
- Extended with underfloor heating and bi folding doors
- Driveway with Electric Charging Point
- Garden Spaces
- Gas Central Heating + Solar Panels
- Set in a conservation area = Freehold tenure
- Utility room + downstairs wc
- Potential opportunity to use the extension for additional annex style living



### Ground Floor Description

The ground floor opens into a welcoming entrance hallway, offering a bright and practical space with access to the main living areas. To the front are two well-proportioned reception rooms, both enjoying large windows that fill the rooms with natural light, alongside feature fireplaces that create warm focal points, ideal for both relaxing and entertaining. To the rear, a stunning extension provides a versatile open-plan living space, enhanced by aluminium bi-folding doors opening onto the garden. This space works perfectly as a family room or dining area. The kitchen is fitted with modern units, quality worktops, and integrated appliances. A separate utility room offers additional storage and laundry space, along with a convenient downstairs WC. The layout also presents scope to create a ground floor bedroom with potential to convert the utility into a bathroom.

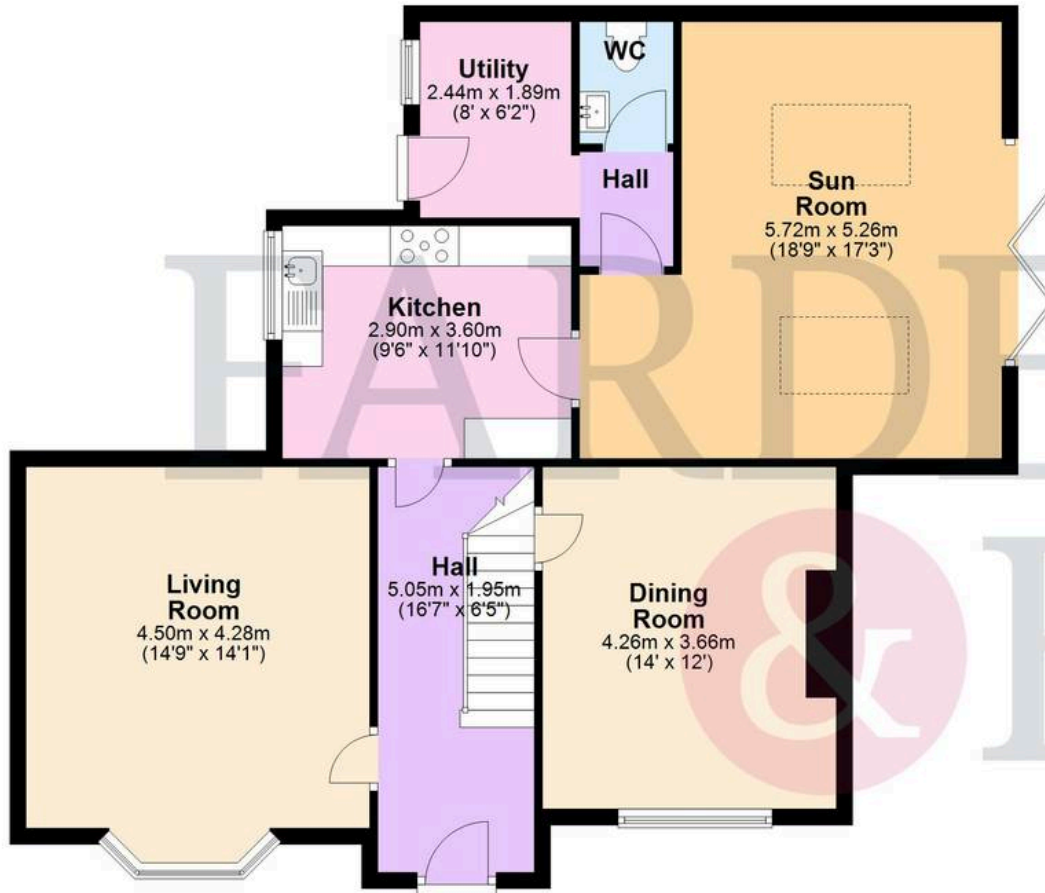
### Property Description First Floor

The first floor offers three well-proportioned bedrooms, each thoughtfully designed to maximise space and practicality. The main bedroom is a generous double, complete with fully fitted oak-effect furniture, providing extensive storage while maintaining a clean and cohesive finish. Bedroom two is another spacious room, benefitting from a walk-in style wardrobe area making it both functional and versatile. Bedroom three is of single proportion, ideal as a child's room, dressing room or home office, and also benefits from fitted storage solutions. The accommodation is served by a modern bathroom/shower room, finished with contemporary fittings, offering both comfort and convenience for family living.

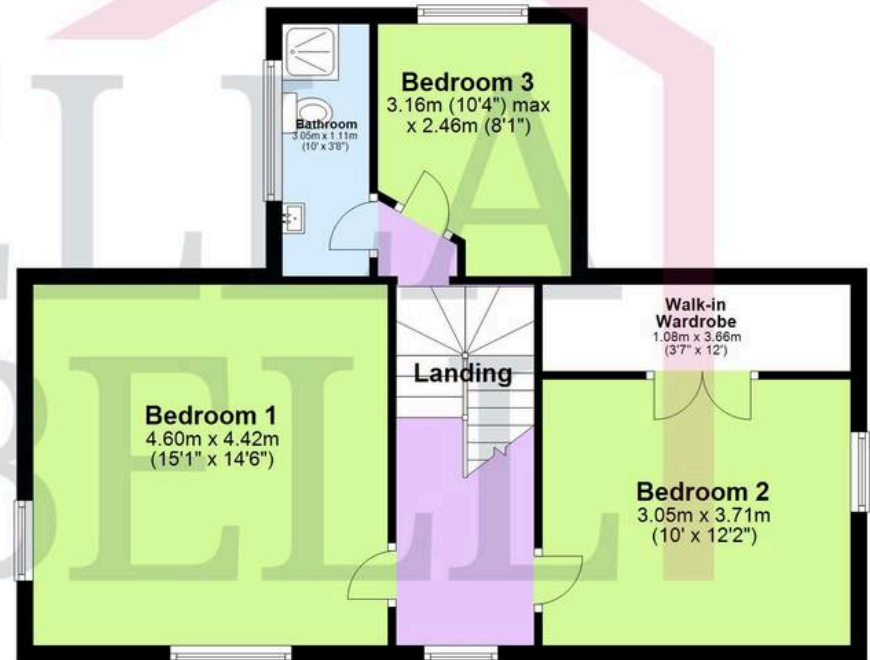




### Ground Floor



### First Floor



Total area: approx. 148.6 sq. metres (1599.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

Plan produced using PlanUp.

**Station House**



## GARDEN

Externally, this unique former Station Master's home sits proudly within a generous and well-defined plot, offering both character and practicality in equal measure. A key highlight is the off-street driveway parking, providing ample space for multiple vehicles, set on a charming cobbled finish that complements the period nature of the property. The grounds have been thoughtfully arranged to create a versatile outdoor space. To the side, a substantial patio area sits directly off the extension, perfectly positioned for outdoor dining and entertaining, with the aluminium bi-folding doors allowing a seamless flow between inside and out. Beyond this, the garden has been landscaped across different levels, incorporating a mix of lawned areas, raised beds and low-maintenance sections. Mature trees and established planting provide both privacy and a pleasant green outlook, while a decked seating area offers an additional spot to relax and enjoy the surroundings. There is also a selection of useful outbuildings and storage sheds, ideal for gardening equipment or those requiring additional external space. The plot itself is wider than expected, as highlighted by the aerial view, giving a real sense of space that is rarely found with homes of this style.

## DRIVEWAY

2 Parking Spaces





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| <br><b>BRITISH<br/>PROPERTY<br/>AWARDS</b><br>2025<br>★★★★★<br><b>GOLD WINNER</b><br>ESTATE AGENT<br>IN BURNLEY | <br><b>BRITISH<br/>PROPERTY<br/>AWARDS</b><br>2025<br>★★★★★<br><b>GOLD WINNER</b><br>ESTATE AGENT<br>IN NORTH WEST<br>(CUMBRIA & LANCASHIRE) |
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