



Hilton &
Horsfall

BB9 6ES

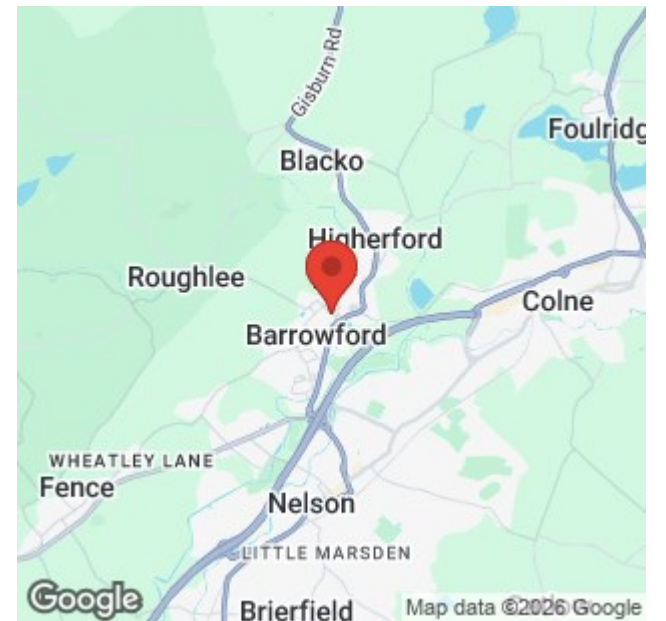
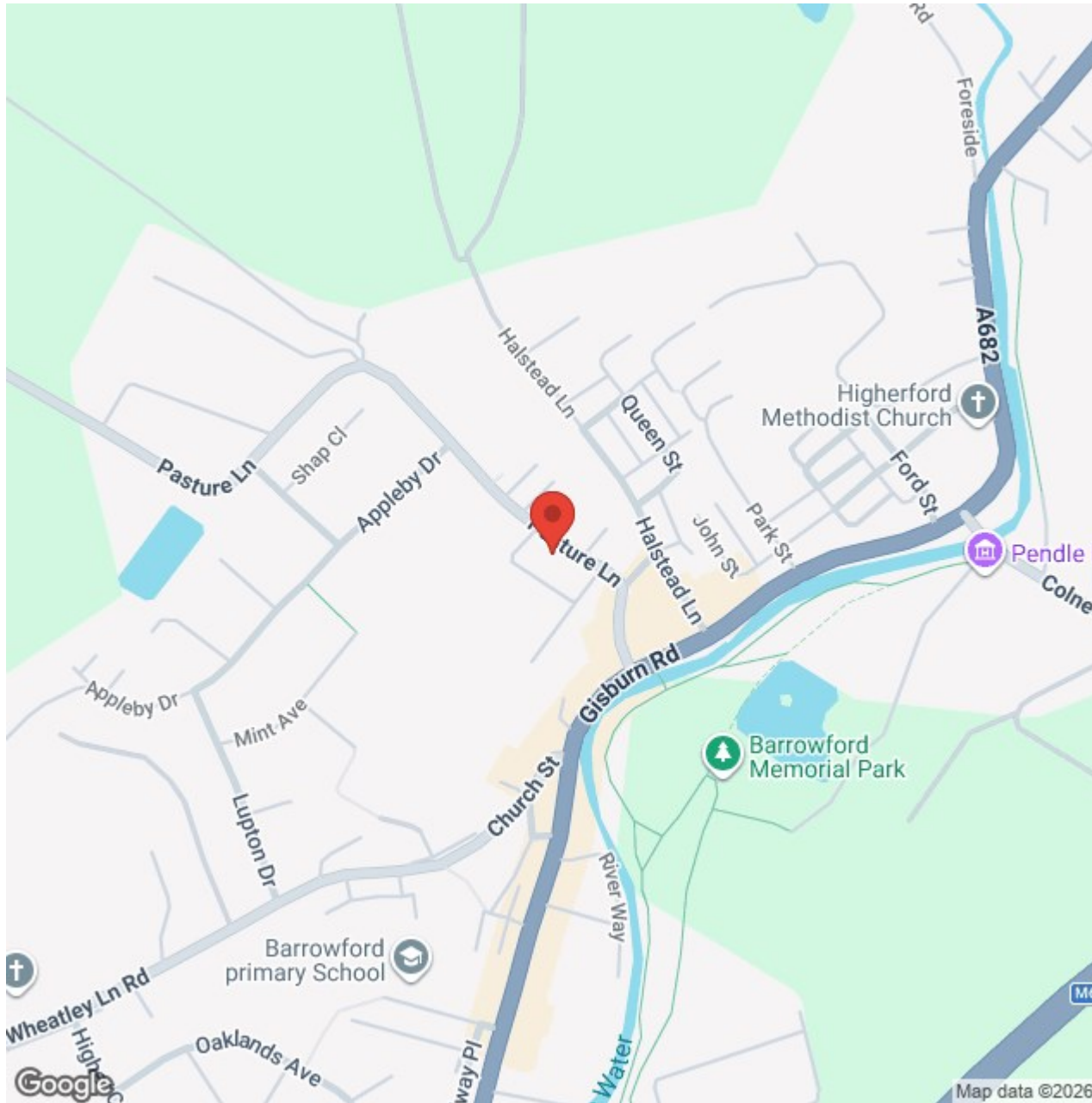
Pasture Lane, Barrowford

Offers In The Region Of £165,000

- Mid-terrace stone-built cottage
- Two well-proportioned bedrooms
- Spacious dining kitchen
- Living room with multi-fuel stove
- Rear yard with elevated garden
- No onward chain
- The property has gained Planning permission for a double-garage with room above, on the land behind the rear fence
- Parking at the rear for 2x cars

A charming stone-built mid-terrace cottage offering a wealth of character throughout, including exposed stonework and traditional flagged flooring. The property comprises a cosy living room to the front with a multi-fuel stove, a spacious dining kitchen with access out to the rear, and a useful cellar providing additional storage. To the first floor are two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from an enclosed rear yard leading up to an elevated garden area. Being sold with no onward chain, this home would make an ideal first-time purchase or investment opportunity, offering plenty of potential for a new owner to modernise and add their own touch.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

LIVING ROOM 9'6" x 12'0" (2.92m x 3.68m)

A charming living room positioned to the front of the property featuring exposed stone walls and a large window allowing plenty of natural light. The room benefits from a feature fireplace housing a multi-fuel stove, creating a cosy focal point, along with a traditional flagged stone floor which enhances the property's character. There is ample space for furniture, making it a comfortable and inviting reception room.

DINING KITCHEN 14'9" x 17'1" (4.50m x 5.21m)

A spacious dining kitchen fitted with a range of base units, complementary work surfaces and space for appliances. The room features exposed stonework and a traditional flagged stone floor, enhancing the property's character and charm. There is ample space for a dining table, making it ideal for everyday living and entertaining. A rear door provides access out to the yard and garden, whilst natural light flows through the windows. The room also benefits from a feature fireplace recess and wall-mounted boiler.

CELLAR 9'9" x 5'5" (2.99m x 1.66m)

FIRST FLOOR / LANDING

A central landing area with staircase access from the ground floor, providing access to the bedrooms and bathroom. The space features a traditional balustrade and offers a practical transition between rooms.

BEDROOM ONE 13'9" x 10'5" (4.20m x 3.19m)

A generously sized double bedroom positioned to the front of the property featuring an exposed stone wall and a large window allowing for plenty of natural light. The room offers ample space for bedroom furniture and benefits from built-in storage, creating a practical and characterful sleeping space.

BEDROOM TWO 6'6" x 18'10" (2.00m x 5.76m)

A well-proportioned double bedroom positioned to the rear of the property featuring a window allowing for natural light. The room offers ample space for bedroom furniture and benefits from built-in storage, making it a practical and versatile space.

BATHROOM 7'6" x 8'1" (2.31m x 2.47m)

A three-piece bathroom suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. The room benefits from a window allowing for natural light and ventilation, and offers a functional space with scope for modernisation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/pasture-lane-bford>

LOCATION

Situated on Pasture Lane in the ever-popular village of Barrowford, this property enjoys a convenient position within close proximity to a range of local amenities including shops, cafés, bars and restaurants along Gisburn Road. Well-regarded schools are nearby, along with scenic countryside walks such as Pendle Hill and the surrounding rural landscapes. Excellent transport links are also easily accessible, with the M65 motorway network just a short drive away, providing direct routes to Burnley, Blackburn, Preston and beyond.

PUBLISHING

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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.

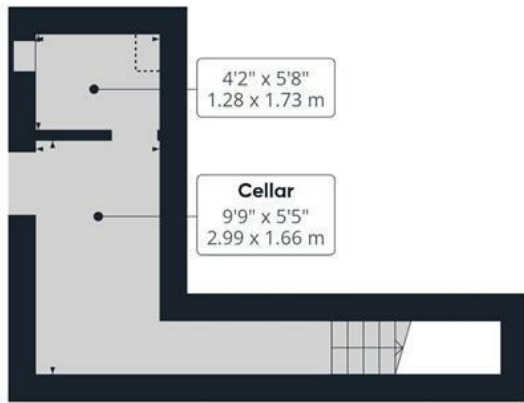
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OUTSIDE

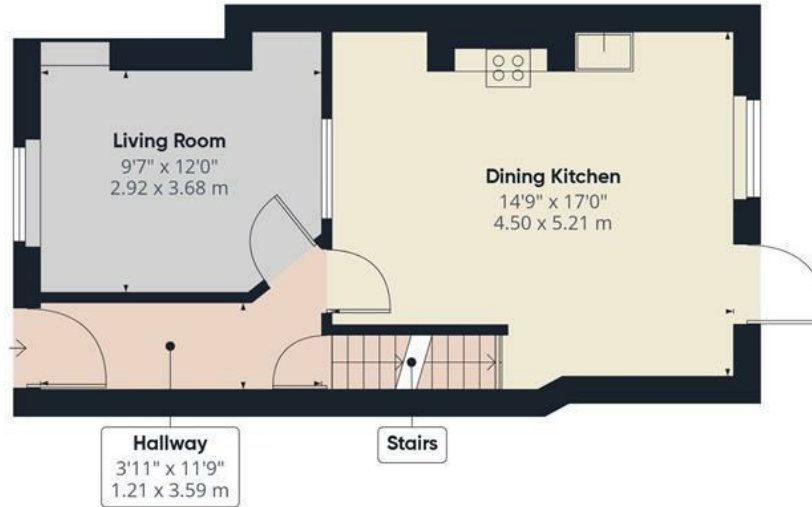
To the rear of the property is a low-maintenance enclosed yard area with flagged paving, providing a private space for outdoor seating.

Steps lead up to a further elevated garden section which has been laid with artificial lawn, offering additional outdoor space with potential for landscaping or personalisation. The garden is bordered by stone walling and fencing, creating a secure and defined boundary.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

932 ft²

86.4 m²

Reduced headroom

1 ft²

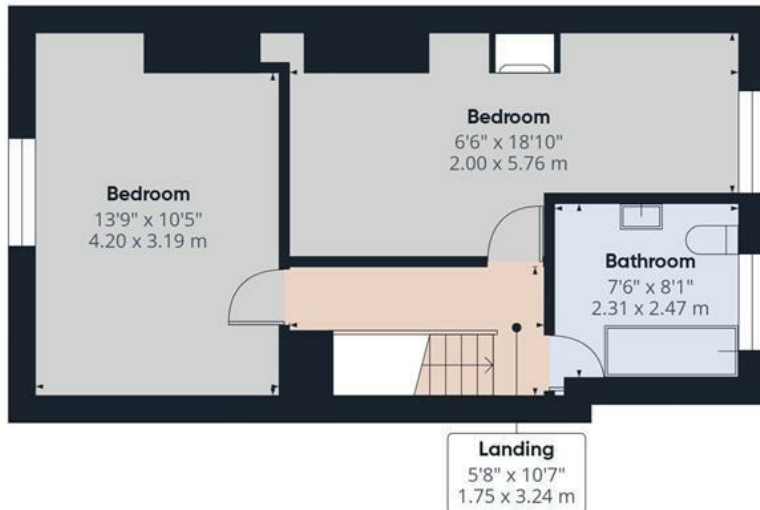
0.1 m²

(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.



Floor 2





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