



Sunnymeade Court, Club Street, Barrow, Ribble Valley BB7

Prices From **£725,000**

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Sunnymeade Court, Barrow

An exclusive collection of four executive three-bedroom detached homes, situated in the highly sought-after village of Barrow in the Ribble Valley. Perfectly positioned just minutes from the A59 and a short distance from Clitheroe and Whalley, these exceptional homes have been meticulously crafted to the highest standards of design and specification. Each property offers contemporary open-plan living, underfloor heating to the ground floor, a flexible layout with a ground-floor bedroom and en-suite, and an impressive selection of premium fixtures and fittings, including Siemens integrated appliances, ceramic tiling, and quality joinery throughout. Presenting a rare opportunity, these bespoke residences successfully blend luxurious finishes with practical, modern living.

Upon entering, the welcoming hallway immediately sets the tone, featuring Karndean herringbone flooring, smooth painted plaster walls, and Torus skirting for a refined and polished aesthetic. The beautifully appointed WC enhances the entrance level with timber wall panelling, ceramic floor tiles, and high-quality Vitra sanitaryware, complemented by Hansgrohe brassware for an elegant finish. A well-crafted staircase with softwood balusters and newel posts, paired with a hardwood handrail, creates a striking architectural feature while providing access to the first floor. To the front of the home, the snug offers a peaceful retreat, complete with plush carpet and classically detailed skirting.

The ground-floor layout also includes the first of the home's bedrooms – a generous space ideal for guests, multi-generational living, or single level living. Finished with soft carpeting and thoughtful detailing, this comfortable double bedroom benefits from a luxurious en-suite. The en-suite features full-height ceramic tiling, ceramic flooring, a Vitra wash basin and WC, and a walk-in shower with screen. Premium Hansgrohe brassware, including Logis mixers and the Croma E shower system, provides a high-end finishing touch.







Ground Floor

Main area: approx. 98.6 sq. metres (1061.2 sq. feet)
Plus garages, approx. 26.1 sq. metres (281.2 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Main area: Approx. 157.2 sq. metres (1692.3 sq. feet)

Plus garages, approx. 26.1 sq. metres (281.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







The defining space of the property is the expansive open-plan lounge, kitchen, dining area, designed to support both relaxed day-to-day living and sophisticated entertaining. This impressive space is finished with a choice of Karndean stone-effect flooring or ceramic tiles, enhanced by coordinating Torus or ceramic tile skirting. Large glazed openings, including aluminium bi-fold doors to the rear, flood the area with natural light and offer seamless access to the garden. The bespoke kitchen layout includes a large central island with breakfast bar seating and Quartz work tops whilst the kitchen space accommodates a full suite of Siemens integrated appliances, including a single oven, combination microwave oven, air induction hob with extractor, dishwasher, and fridge/freezer, creating a stylish yet highly functional culinary space. A well-appointed utility room provides essential practicality, mirroring the finishes of the main living space while offering additional appliance and storage capacity.

Ascending the timber return staircase to the first floor, the upper level comprises two further well-proportioned bedrooms, each finished with plush carpet and ample room for king-size beds and additional bedroom furniture. The family bathroom mirrors the elegance of the en-suite, featuring full-height ceramic wall tiles, ceramic flooring, a generous shower enclosure, Vitra sanitaryware, and Hansgrohe brassware, ensuring an exceptional level of comfort and style.

Externally, the properties benefit from off-road parking via a tarmacadam double driveway leading to an integral single garage or detached single garage depending on plot with an electric up-and-over door. Thoughtfully designed pathways lead around the property to the rear garden, where an impressive Indian stone patio spans the full width of the home, providing generous outdoor dining and seating areas. Surrounding turfed gardens and a combination of fencing, railings, or walling provide further curb appeal as well as privacy.







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