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Horsfall

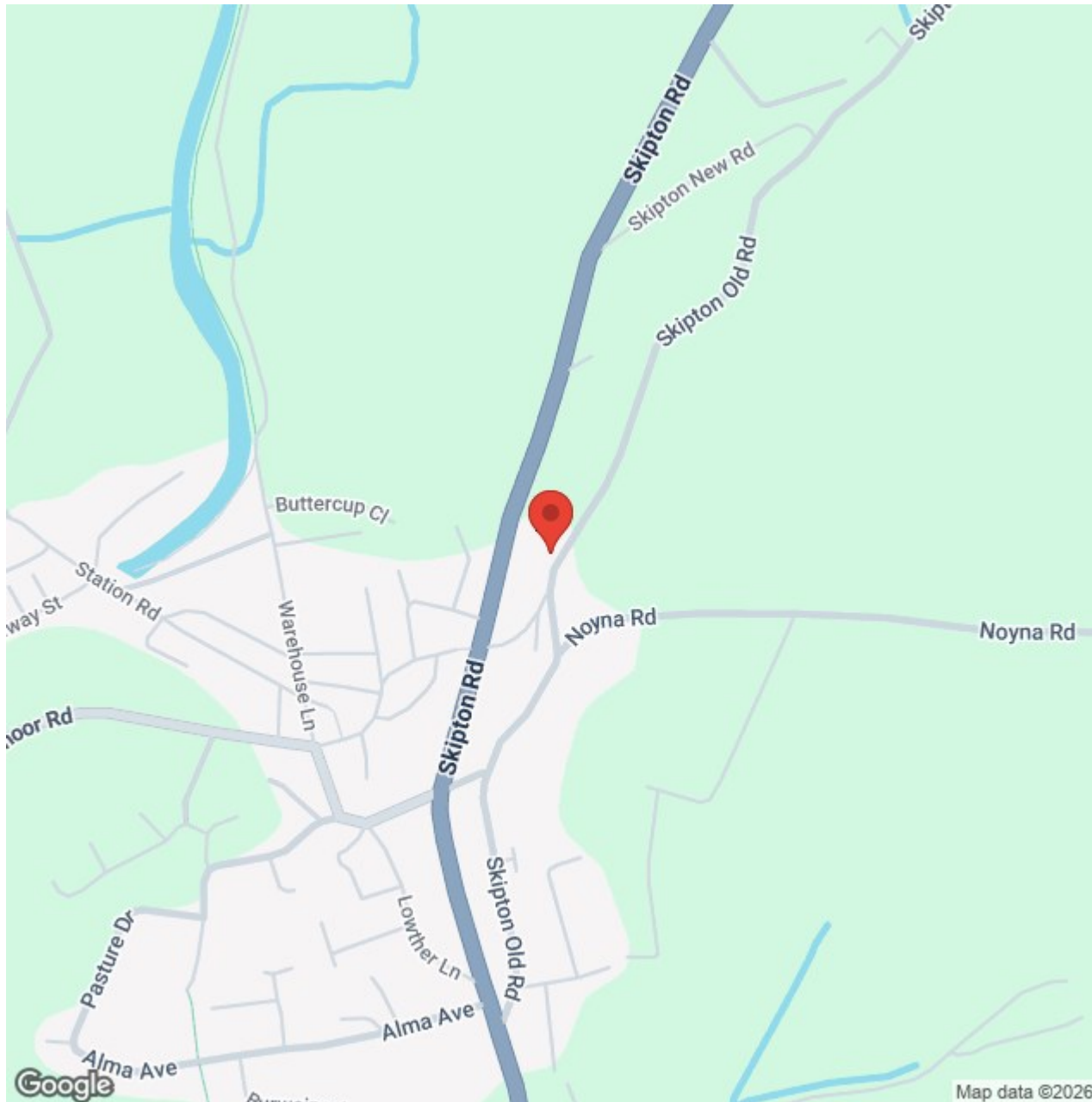
Skipton Old Road, Foulridge

Offers In The Region Of £349,950

- Far-Reaching Countryside Views
- Additional Attic Room With WC Facilities
- Driveway & Detached Garage
- Three Bedroom Semi-Detached Property
- Versatile Accommodation Arranged Over Four Floors

Situated in the popular village of Foulridge, this spacious three-bedroom semi-detached property offers versatile accommodation arranged over four floors, complemented by far-reaching countryside views, a driveway, detached garage and attractive tiered garden. The property offers an interesting and flexible layout, with additional rooms on both the lower ground and second floors providing valuable space beyond the main living accommodation. Entering through the welcoming hallway, the ground floor comprises a convenient WC, a generous breakfast kitchen fitted with a range of wall and base units, integrated appliances, breakfast bar and space for dining furniture. An open doorway leads through to the spacious living room, where French doors and adjoining windows frame the impressive countryside outlook and provide access to an elevated outdoor seating area. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite, including a separate shower enclosure. A further staircase leads to a useful attic room, complete with a wash hand basin and WC, offering additional ancillary space with areas of restricted headroom. The lower ground floor provides a particularly appealing snug/study, featuring exposed timber beams, stone flooring and French doors opening onto a Juliet balcony with views of Pendle Hi. This room also provides access to a substantial storage area extending beneath the house. Externally, the property benefits from a driveway and detached garage, together with a tiered garden incorporating paved seating areas, established planting and raised beds. The elevated outlook across the surrounding countryside is a particularly attractive feature. Conveniently positioned within Foulridge, with access to the Leeds and Liverpool Canal, lake Burwain, village amenities and road connections towards Colne and Skipton, this is an appealing home offering generous accommodation, useful additional spaces and an attractive setting.







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GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hallway accessed via a composite-style entrance door with decorative glazed panel and matching side panel. Featuring wood-effect flooring, a central heating radiator, wall-mounted shelving and a staircase with timber balustrade leading to the first floor. Providing access to the ground floor accommodation and downstairs WC.

GROUND FLOOR WC 2'7" x 5'4" (0.81m x 1.63m)

Conveniently positioned off the entrance hallway, with a WC and wash hand basin as indicated on the floorplan.

BREAKFAST KITCHEN 11'2" x 14'10" (3.42m x 4.53m)

A spacious breakfast kitchen fitted with a range of dark-coloured wall and base units, contrasting light work surfaces, tiled splashbacks and a stainless steel sink with mixer tap. Integrated appliances include a gas hob with extractor hood above, an electric oven and dishwasher. A breakfast bar provides additional seating, whilst there is also ample space for a dining table and chairs. Further features include exposed timber floorboards, a central heating radiator and a window overlooking the outside. An open doorway connects the kitchen to the living room, creating a sociable layout, whilst a separate door provides access to the outside.

LIVING ROOM 17'6" x 13'10" (5.35m x 4.23m)

A spacious and beautifully presented living room enjoying far-reaching countryside views through French doors and adjoining windows to the front. The French doors open onto an elevated outdoor seating area, allowing plenty of natural light into the room. Featuring fitted carpeting, decorative coving, contemporary wall lighting and a vertical central heating radiator. A log-burning style stove set beneath a decorative fireplace surround creates an attractive focal point, whilst the generous proportions provide ample space for comfortable seating. An open doorway connects through to the breakfast kitchen.

FIRST FLOOR / LANDING

A carpeted first floor landing featuring timber balustrades and a contemporary ceiling light fitting. Providing access to all three bedrooms and the family bathroom, with an additional open-tread timber staircase leading up to the attic room.

BEDROOM ONE 9'5" x 15'10" (2.88m x 4.85m)

A spacious double bedroom positioned to the rear of the property, enjoying far-reaching countryside views through a wide window that allows plenty of natural light into the room. Featuring fitted carpeting, a decorative floral feature wall, contemporary ceiling lighting and a central heating radiator. The generous proportions provide ample space for a double bed and additional bedroom furniture.

BEDROOM TWO 8'7" x 12'10" (2.62m x 3.92m)

A well-proportioned double bedroom positioned to the front of the property, featuring a window allowing plenty of natural light into the room. Finished with fitted carpeting, a decorative floral feature wall, ceiling lighting and a central heating radiator beneath the window. Providing space for a double bed and additional bedroom furniture.

BEDROOM THREE 8'0" x 11'5" (2.44m x 3.48m)

A well-proportioned bedroom featuring fitted carpeting, neutral décor, ceiling lighting and a central heating radiator. A window provides natural light and pleasant views towards the surrounding countryside. Currently arranged as a single bedroom with space for additional furniture, this versatile room could also accommodate a home office or study area if required.

BATHROOM 8'6" x 5'5" (2.61m x 1.67m)

A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a separate shower enclosure with rainfall showerhead and additional handheld attachment, a low-level WC and a wash hand basin set within a vanity unit providing useful storage. Featuring blue and white tiled walls with decorative borders, patterned flooring, recessed ceiling lighting and a chrome heated towel rail. A frosted window provides natural light and privacy.

LOFT ROOM 17'6" x 8'11" (5.35m x 2.72m)

Accessed via an open-tread timber staircase from the first floor landing, this useful attic room features a distinctive pitched ceiling with areas of restricted headroom, fitted carpeting, recessed ceiling lighting and a central heating radiator. A window provides natural light and pleasant views across the surrounding area. The room also benefits from a wash hand basin and WC, providing additional convenience. Currently furnished with a bed, this space offers useful ancillary accommodation, although it is not being marketed as a bedroom.

LOWER GROUND FLOOR

SNUG / STUDY 11'0" x 6'9" (3.37m x 2.07m)

A versatile lower ground floor room, currently arranged as a cosy snug, featuring stone flooring, exposed beams, recessed ceiling lighting and a central heating radiator. French doors provide natural light and direct access onto the paved outdoor seating area. A short staircase connects the room to the accommodation above, whilst a further door provides access to a substantial storage area extending beneath the house. This additional space offers useful flexibility as a snug or study, although it is not being marketed as a bedroom.

STORAGE 17'4" x 6'5" (5.30m x 1.96m)

A substantial storage area extending beneath the house, accessed directly from the lower ground floor snug/study. Providing useful additional space for general household storage and larger items.

DETACHED GARAGE 16'9" x 11'10" (5.13m x 3.61m)

A detached garage positioned alongside the driveway, featuring an up-and-over garage door to the front. Offering useful space for parking or storage, with an additional pedestrian access door to the side.

360 DEGREE VIRTUAL TOUR

<https://tour.giaffe360.com/skiptonoldrfdoulridge>

LOCATION

Situated in the popular village of Foulridge, the property enjoys a convenient position surrounded by attractive Lancashire countryside. The village is known for its picturesque setting, with the Leeds and Liverpool Canal, historic Foulridge Tunnel and nearby Lake Burwain providing opportunities for waterside walks and outdoor recreation. Foulridge offers a

selection of local amenities, whilst the neighbouring market town of Colne provides a wider range of shops, supermarkets, cafés and everyday services. The A56 offers road connections towards Skipton and Colne, with onward access to the M65 motorway network. Combining a village setting with convenient access to surrounding towns and countryside, Foulridge is an appealing location for those looking to enjoy both rural surroundings and everyday convenience.

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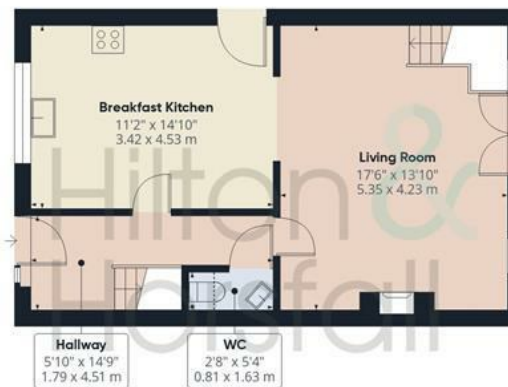


OUTSIDE

Externally, the property occupies an elevated position enjoying far-reaching views across the surrounding countryside. A driveway provides off-road parking and access to a detached garage with an up-and-over door. The garden is arranged across different levels, incorporating paved terraces and seating areas, raised planting beds and established shrubs. Steps connect the various garden areas, whilst French doors from both the main living room and lower ground floor snug/study provide access to outside spaces. The elevated seating area adjoining the living room offers a particularly attractive place to sit and appreciate the open countryside outlook, whilst the additional paved terrace creates further space for outdoor furniture and relaxation.



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1509 ft²

140.2 m²

Reduced headroom

106 ft²

9.9 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.





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