





PROPERTY DESCRIPTION

Crow Foot Fold is an exceptional contemporary home, crafted to an outstanding specification and perfectly positioned to capitalise on far reaching countryside views. Completed in 2025 and set on an impressive plot close to the heart of Barnoldswick, this bespoke detached residence blends sleek architectural design with the calm of semi rural living.

FEATURES

- Contemporary Detached Residence
- Superb Open Plan Living Dining Kitchen
- Designer Bauformat Kitchen incl Appl'ces
- Flexible Reception Room/3rd Bedroom
- Principle Bedroom with En-Suite
- 2nd Good Double Bedroom
- Stylishly 4 Piece House Bathroom
- Fabulous Panoramic Valley Views
- Parking for Several Vehicles
- Internal Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

8' 2" x 4' 3" (2.49m x 1.30m)

Cloakroom

5' 5" x 4' 4" (1.65m x 1.32m)

Kitchen

19' 3" x 13' 7" (5.87m x 4.14m)

Dining Area

6' 0" x 5' 8" (1.83m x 1.73m)

Living Area

22' 2" x 13' 0" (6.76m x 3.96m)

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.69m)

First Floor

Bedroom One

14' 8" x 13' 8" (4.47m x 4.17m)

En-Suite

9' 8" x 4' 1" (2.95m x 1.24m)

Bedroom Two

16' 11" x 10' 11" (5.16m x 3.33m)

The images shown have been virtually staged using AI technology based on the original photographs of the property. These images are for illustrative purposes only and are intended to demonstrate potential design possibilities. Actual property features, dimensions, and condition may differ from the staged representations. Prospective buyers or tenants should rely on their own inspection and not solely on these images.

Bathroom

9' 8" x 6' 3" (2.95m x 1.91m)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustration purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purpose of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

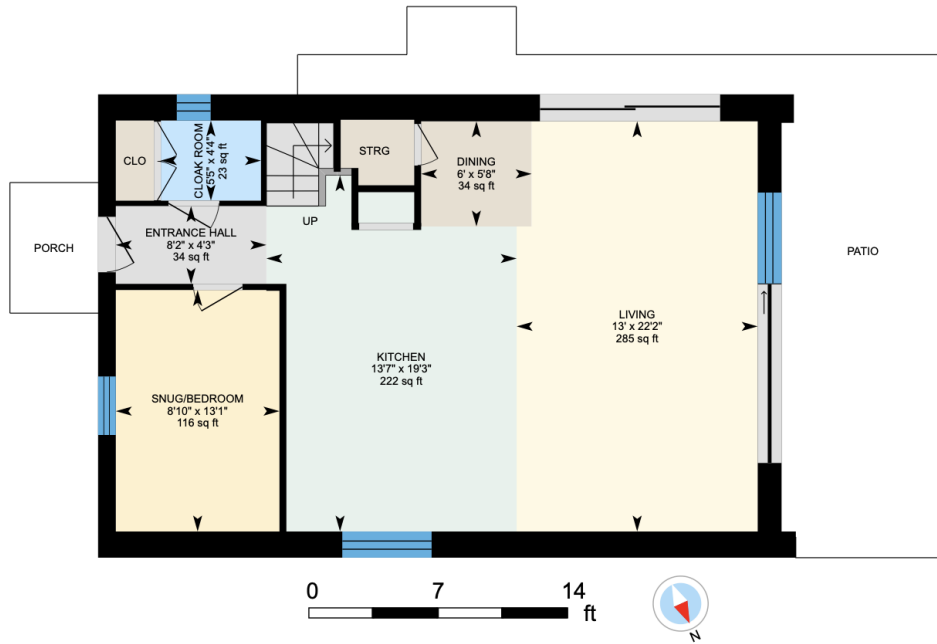
FLOORPLAN



Sally Harrison
01282 817755
sales@sallyharrison.co.uk



Main Floor
Interior Area 770.92 sq ft



1st Floor
Interior Area 610.78 sq ft

