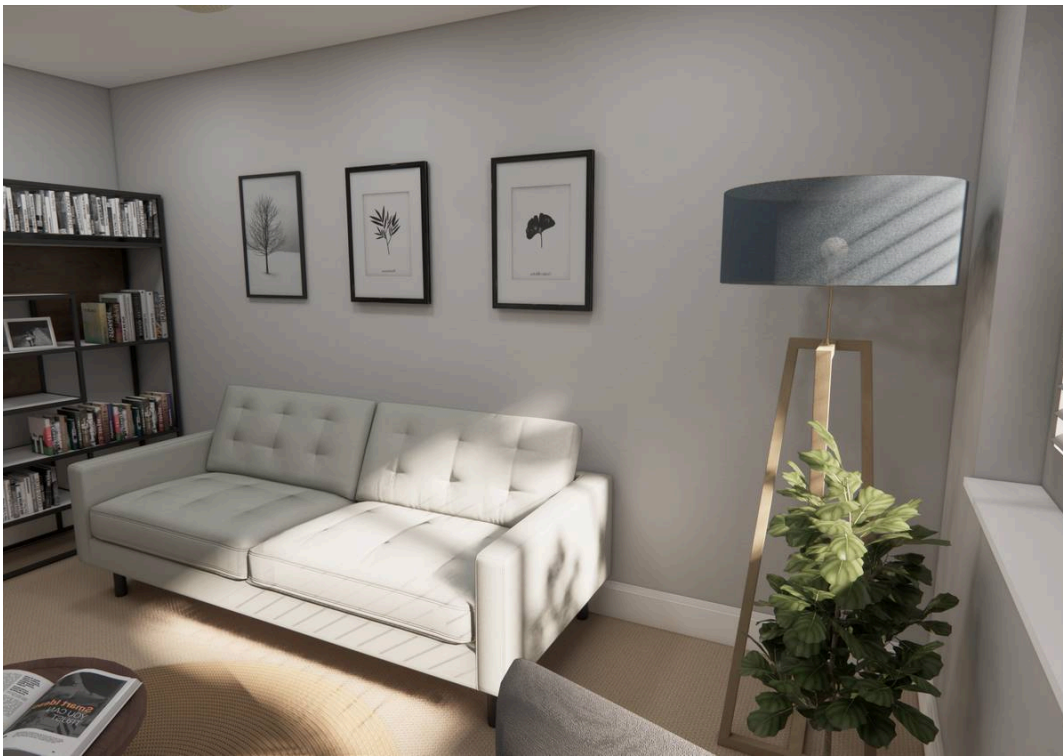




Sunnymeade Court, Club Street, Barrow, Ribble Valley BB7

In Excess of £725,000

athertons
property & land





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, specification and energy efficiency. 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 NEFF integrated appliances, ceramic tiling and quality joinery throughout. The homes are also exceptionally energy efficient, achieving an impressive EPC rating of A and benefiting from 13 solar panels together with battery storage, helping to reduce energy consumption and ongoing running costs. Presenting a rare opportunity, these bespoke residences successfully combine luxurious finishes, modern technology and practical everyday 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 convenient 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)



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.

First Floor

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









The defining space of the property is the expansive open-plan lounge, kitchen and 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 provide seamless access to the garden. The bespoke kitchen layout includes a large central island with breakfast bar seating and Quartz worktops, while the kitchen accommodates a comprehensive suite of NEFF integrated appliances, including a single oven, combination microwave oven, 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.

Energy efficiency has been carefully considered as an integral part of the design. Each home boasts an EPC rating of A and is equipped with 13 solar panels and battery storage, providing a highly efficient and future-conscious approach to modern living. Combined with underfloor heating to the ground floor and the high standard of construction throughout, these features help deliver excellent levels of comfort while reducing reliance on mains electricity and helping to keep household energy costs to a minimum.

Externally, the properties benefit from off-road parking via a tarmac double driveway leading to either an integral or detached single garage, depending on the plot, with an electric up-and-over door. Thoughtfully designed pathways lead around the property to the rear garden, where an impressive porcelain-tiled patio spans the full width of the home, providing generous outdoor dining, entertaining and seating areas.







Athertons Property & Land

53 King Street, Whalley – BB7 9SP

01254 828810 • whalley@athertons-uk.com • www.athertons-uk.com/