



A truly outstanding modern country residence, Thorneyholme is a bespoke five-bedroom detached property extending to over 3,600 sq ft internally, main construction completed in 2022 and set on a private, elevated plot with panoramic views of Wiswell Moor and Pendle Hill. Combining traditional craftsmanship with cutting-edge construction, this remarkable home has been meticulously designed and finished to exacting standards, offering a rare opportunity to acquire a property of both architectural quality and environmental efficiency.

Constructed using Structurally Insulated Panels (SIPs) and finished in beautifully crafted natural stone masonry, the property achieves exceptional thermal performance while maintaining a timeless rural aesthetic. Aluminium-framed windows and doors, under-floor heating throughout the tiled ground floor, and high-specification fixtures and fittings underscore the attention to detail throughout the home.

The generous internal layout includes five spacious double bedrooms, five reception rooms, and a spectacular open-plan kitchen/dining/living area equipped with a full suite of Neff integrated appliances, Corian work surfaces, and a central island with breakfast bar. A Quooker instant boiling water tap, media wall, and French doors opening onto the garden further elevate the space.

The ground floor accommodation opens via a wide, light-filled entrance hall with an elegant L-shaped staircase rising to the first floor. A cloakroom and two-piece WC lie just off the hall, leading into the heart of the home. The main lounge is a bright, dual-aspect space, anchored by a grand central fireplace (with gas, electric and flue provision) and French doors leading to the rear patio. Three further reception rooms currently serve as a formal dining room, snug, and home office — each adaptable for use as guest accommodation, children's playrooms, or hobby spaces.

The first floor is equally impressive, with a spacious central landing giving access to five double bedrooms, all offering charming rural aspects. The principal suite benefits from a fitted dressing room and stylish tiled en suite shower room, while bedroom two also features an en suite. Bedrooms three and four are generous doubles with picturesque outlooks, and bedroom five includes a fitted dressing area with built-in wardrobes. A luxurious four-piece family bathroom completes the floor, featuring a freestanding bath, walk-in rainfall shower, and twin 'his and hers' sinks set in a floating vanity.

Externally, Thorneyholme is discreetly positioned at the end of a private road, approached via a large tarmac and gravelled driveway. A vaulted double garage adjoins the main house and includes twin electric roller doors, fitted base units with utility plumbing, and a partitioned WC. A subterranean garage building with power laid on offers additional secure parking or workshop space. The wrap-around gardens are a particular highlight, comprising expansive lawns to the front and rear, paved patios, and mature planting. The rear garden enjoys, paved patio's and uninterrupted south-westerly views over open countryside, ideal for al fresco dining and evening sunsets.

Offered to the market with no onward chain, Thorneyholme is a rare blend of sustainable living and contemporary country luxury. Situated in the heart of the Ribble Valley, the village of Barrow offers the perfect balance of rural charm and modern convenience. Surrounded by beautiful open countryside with views towards Pendle Hill, it lies close to the popular towns of Clitheroe, Whalley, and Wiswell, home to acclaimed restaurants, boutique shops, and excellent local amenities. The area is renowned for its outstanding natural beauty, sitting on the edge of the Forest of Bowland AONB, and is particularly well regarded for its exceptional schools. These include the prestigious Stonyhurst College, Clitheroe Royal Grammar School, Oakhill School, and St Mary's Hall.

Barrow also benefits from strong transport links, with nearby train stations at Clitheroe and Whalley offering direct services to Manchester, and the A59 and M65 providing swift road access across the region. An ideal setting for families and professionals alike, Barrow offers a superb quality of life in one of the UK's most desirable rural locations.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

B (86).

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



athertons
property & land

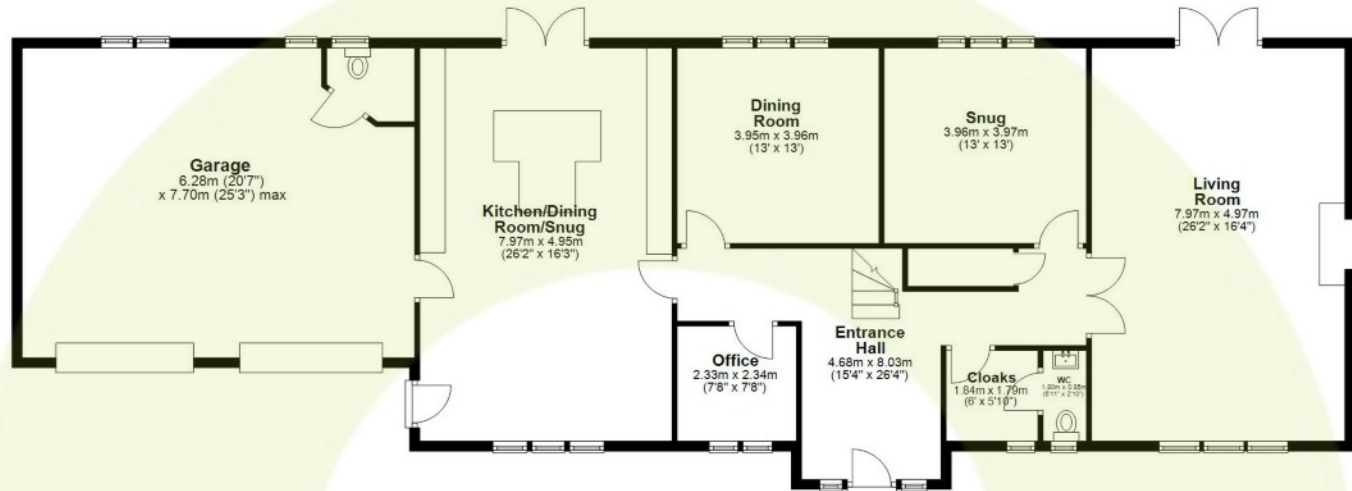




athertons
property & land

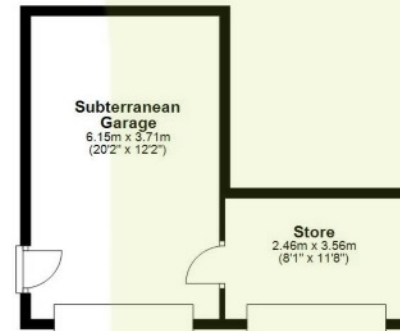


Main area: Approx. 342.7 sq. metres (3688.7 sq. feet)
Plus outbuildings, approx. 31.8 sq. metres (342.2 sq. feet)



Ground Floor

Main area: approx. 195.7 sq. metres (2106.1 sq. feet)
Plus outbuildings, approx. 31.8 sq. metres (342.2 sq. feet)



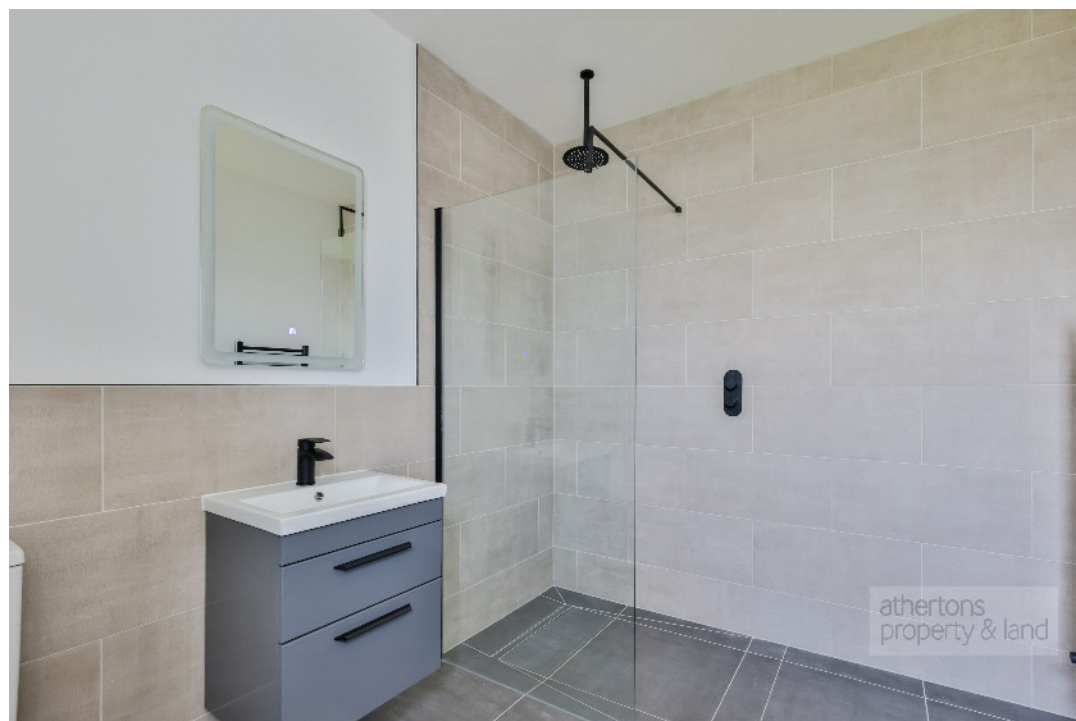
First Floor

Approx. 147.0 sq. metres (1582.6 sq. feet)





athertons
property & land







athertons
property & land



athertons
property & land



athertons
property & land





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent