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SELECT

## 3 Trough Laithe Gardens, Barrowford

Large contemporary detached with swimming pool complex

£1,790,000



- Modern open plan living
- Newly built swimming pool and gym
- 5 bedrooms, 3 with ensuite
- High quality finish throughout
- 3 car garage and guest suite
- 2,890 sq ft house, 2,613 sq ft pool, gym, garage

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# 3 Trough Laithe Gardens Barrowford

A striking, contemporary detached residence completed in 2025, this exceptional home delivers expansive open-plan living with a sophisticated modern aesthetic. Designed to maximise light and views, the property features extensive glazing throughout, creating bright, uplifting spaces with elevated panoramas across the Pendle Valley. Finished to an impeccable standard, the house benefits from underfloor heating powered by an air-source heat pump, alongside a beautifully appointed kitchen with high-specification appliances and a relaxed seating area. The principal living spaces include a stylish lounge with media wall, an elegant dining room with bespoke fitted storage, and a sitting room with tall picture windows.

A dramatic double-height entrance hall with full-height glass frontage and a central staircase sets the tone for the home, leading to a galleried landing with commanding views. The first floor offers five generously proportioned bedrooms, all with fitted wardrobes, including three luxurious en-suite shower rooms and a spacious family bathroom.

Adjacent to the main house stands a newly constructed detached extension housing a truly outstanding leisure complex. This spectacular building features a double-height pitched ceiling with triangular gable glazing, creating a breathtaking setting for the 12m x 3.5m swimming pool with automatic cover, integrated swim-jet system, and an 8-person hot tub. The space is enhanced by feature LED lighting, a statement feature-tiled wall, and a contemporary shower room. Elevated on a mezzanine level above the pool is a superb gym with rubber flooring and impressive views.

This building also incorporates a triple garage with two EV charging points, and above it, beautifully designed guest accommodation comprising a spacious studio apartment with kitchen area and modern shower room. The entire leisure complex is powered by 36 solar panels with 32.61kw battery storage, while two air-source heat pumps efficiently manage the heating for both the pool and the building, ensuring exceptional energy performance.

Externally, the property offers a generous driveway with ample parking and turning space. To the rear, a south-facing enclosed garden has been thoughtfully landscaped for low-maintenance living, featuring paved terraces, pathways — perfect for year-round outdoor enjoyment. An open field to the side further enhances the sense of space and privacy.

Location: Travelling along the A6068 bypass from Padiham toward Barrowford. As you approach Barrowford turn left up the hill along Carr Hall Road. At the top turn right into Wheatley Lane Road, continue down the hill and after housing turn into fields, turn right through the Electric gates into Trough Laithe Gardens, the house is the last one on the right hand side.

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ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE HALLWAY: double height glazed frontage with open views of Pendle Valley, central oak staircase leading to first floor with oak handrail and glass balustrade, large ceramic tiled floor with underfloor heating, recess spot lighting.

CLOAK STORAGE CUPBOARD: with hanging space and open to dining kitchen.

CLOAKROOM: 3.5m x 3.7m (11'6" x 12'2"); 2-piece white suite comprising wall hung W.C with concealed cistern and push button flush, wall hung vanity wash handbasin with wall-mounted chrome mixer tap, fully tiled walls, tiled floor, recess spot lighting and extractor.

SITTING ROOM: 5.9m x 4.6m (19'3" x 15'0"); currently used as a T.V room with wooden media wall and television point, fitted storage and shelving, tiled floor with underfloor heating, wall light points, two tall picture windows with fitted shutters.



LOUNGE: 4.8m x 7.9m (15'7" x 25'9"); has a feature large glass window to the hallway, large picture windows to the front with fitted shutters. Media wall with television point and shelf for soundbar also housing modern contemporary electric fireplace, tiled floor with underfloor heating and glazed double doors leading to dining room.

DINING ROOM: 2.5m x 2.2m (8'4" x 7'1"); large dining room with feature lighting, large picture window overlooking the rear garden with fitted shutters, built-in range of bespoke storage and cabinets with quartz work surface, built-in glazed drinks cabinet with shelving to either side, tiled floor and open to living/dining kitchen.

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**LIVING/DINING KITCHEN:** 3.5m x 3.7m (11'6" x 12'2"); a range of two-tone green and wood effect contemporary handleless wall and base units with complimentary quartz work surface and matching upstand. There is a one and a half bowl built-under stainless steel sink unit with draining board carved into the quartz and an antique brass Quooker tap with boiling water and carbonated water. There is a large integrated stainless steel Caple full height fridge and freezer with central wine chiller, two integrated Neff electric fan ovens with hide and slide doors and plate warming drawers, Neff combination microwave oven, integrated bean to cup coffee machine. Central island unit with quartz work surface, five-ring Neff induction hob with ceiling-mounted extractor over, integrated dishwasher, breakfast bar. The island unit extends into a low level dining table with contemporary bench seating, gloss tiled floor and two sets of bifold doors opening onto rear garden with fitted shutters.

**UTILITY ROOM:** a fitted range of matt grey wall and base units with quartz work surface and matching upstand, stainless steel sink unit with matt black mixer tap, plumbing for two washing machines and space for one tumble drier, tiled floor and half glazed PVC door to side access.

#### FIRST FLOOR:

**SPACIOUS LANDING:** with gallery landing with glazed frontage with elevated views, recess spot lighting, feature lighting, glass balustrade with oak handrails, double airing cupboard with hot water storage cylinder and central heating manifold. Ceramic wood effect tiled floor with underfloor heating.

**BEDROOM ONE:** 3.5m x 3.7m (11'6" x 12'2"); has large picture windows with fitted shutters and elevated views, wood effect ceramic tiled floor, dressing room with two triple wardrobes with mirrored doors.

**EN-SUITE BATHROOM:** 4-piece modern contemporary suite with low suite W.C with push button flush, vanity wash handbasin with chrome mixer tap with storage drawers under and vanity mirror over with LED lighting. Freestanding bath with floor mounted chrome shower tap fitment and walk-in wet shower area with fixed glass panels and fitted Hansgrohe thermostatic shower with ceiling mounted showerhead and separate handheld showerhead. Recess spotlighting, tall chrome heated towel rail, fully tiled walls and tiled floor and extractor.



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**BEDROOM TWO:** 3.1m x 4.5m (10'3" x 14'9"); has two tall picture windows with elevated views and fitted shutters and television point, built-in triple wardrobe and wood effect ceramic tiled floor.

**EN-SUITE SHOWER ROOM:** a 3-piece suite comprising a low suite W.C with push button flush, vanity wash handbasin with storage drawers under and vanity mirror over with LED lighting, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, tall chrome heated towel rail, tiled floor, tiled walls, recess spotlighting and extractor.

**BEDROOM THREE:** 2.6m x 5.4m (8'6" x 17'7"); fitted wardrobes, dressing table, wood effect ceramic tiled floor, two tall windows with fitted shutters.

**EN-SUITE SHOWER ROOM:** a 3-piece suite comprising a low suite W.C with push button flush, vanity wash handbasin with storage drawers under and vanity mirror over with LED lighting, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld shower head, tall chrome heated towel rail, tiled floor, tiled walls, recess spotlighting and extractor.

**BEDROOM FOUR:** 3.6m x 3.0m (11'9" x 10'0"); has a fitted range of wall-to-wall wardrobes with large picture window with fitted shutter and open views across open field, wood effect ceramic tiled floor.

**BEDROOM FIVE:** 3.1m x 3.2m (10'2" x 10'6"); currently used a dressing room, has two walls of fitted wardrobes and dressing table with drawers.

**BATHROOM:** a modern 4-piece contemporary suite comprising low suite W.C with push button flush, wall-hung vanity unit with storage under and vanity mirror over with LED lighting, freestanding bath with floor-mounted black shower tap fitment, large walk-in wet shower area with fixed glass panel with fitted Hansgrohe thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor, tall heated towel rail, recess spot lighting and extractor fan.

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**OUTSIDE:** to the front is a large patio area stepped up from driveway leading to patio area and entrance door with black railings. To the left side of the house is an attached workshop with electric light and power, access along the other side of the house leading to a lovely enclosed rear garden which has been designed with ease of maintenance in mind with stone paved pathways stepped up to garden with black railings, paved patio area and composite decking. Central pathway passes between two lawns leading to the main paved patio area. The garden has raised planting beds and is southwest facing for the afternoon and evening sun. Attached to the side of the house is a second exterior room currently used as a dog run with stable door, power and light and water supply. Next to this are the air-source heat pumps.

**LARGE DETACHED GARAGE, GUEST ACCOMMODATION, SWIMMING POOL AND GYM COMPLEX:** constructed and completed in 2026.

There are three garages leading from the driveway. Open garage with three single up and over doors which are electrically operated. Inside the garage are two EV chargers, the garage has electric light and power. There is a plant room situated to the rear with hot water storage system and battery storage supplied by the solar panels.

Into the main building there is an entrance hall with glazed PVC front door, tiled floor and staircase off to first floor with glass balustrade and PVC door to rear access. There is a shower room which is a 3-piece suite comprising of low suite W.C with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboard under and vanity mirror over with LED lighting, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, tiled walls and tiled floor.

**LANDING:** galled landing with glass balustrade, shower room with 3-piece suite comprising low suite W.C with push button flush, pedestal handwash basin with chrome mixer tap with heated vanity mirror over with LED lighting, corner shower enclosure with thermostatic shower with fixed showerhead and separate handheld shower head, chrome towel rail, tiled walls and tiled floor.

**ANNEXE ACCOMMODATION:** has an open-plan studio apartment with feature-pitched ceiling, large picture windows to the front with excellent views and there is eaves storage, kitchenette with fitted base cupboards, one bowl sink unit, wine chiller, Bosch electric oven and breakfast bar.

**SWIMMING POOL:** located off the ground floor hallway is a stunning pool area with large swimming pool measuring 12m x 3.5m. A heated pool with fitted swim-jet system and electric pool cover, 8-person hot-tub with bench seating and feature lighting. The pool area has a stunning double height room with gable windows and pitched ceiling with feature LED lighting and a stretched PVC ceiling membrane, stunning feature-tiled wall and patio doors. Located above the pool on a mezzanine floor, accessed from the landing is a gym with feature-pitched ceiling, recess spotlighting, large Velux window, large glass wall overlooking the pool area with open views beyond, fitted rubber gym flooring.

**HEATING:** the house benefits from air-source heating with underfloor heating to both the ground and first floor, complemented by sealed unit double glazing. The pool complex has 36 solar panels which powers 2 Mitsubishi air-source heat pumps plus 32.61kw battery storage, these provide heating to the rooms and pool. Over £60,000 has been invested in the heating and power system to ensure the building is as efficient as possible.

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TENURE: Freehold.

COUNCIL TAX BAND: G

EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27+VAT per person for this service.



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### Low Laithe

Approximate Gross Internal Area : 268.53 sq m / 2890.43 sq ft

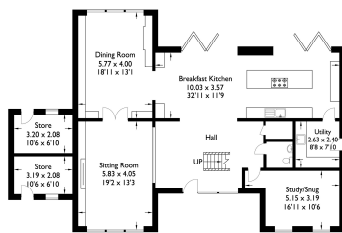
Outbuilding : 196.18 sq m / 2111.66 sq ft

Garage : 46.70 sq m / 502.67 sq ft

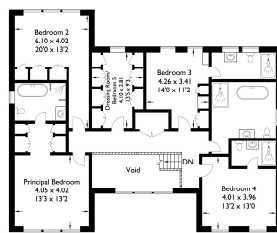
Total : 511.41 sq m / 5504.77 sq ft



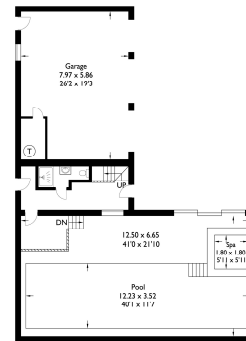
 Restricted Head Height



Ground Floor



First Floor



Outbuilding Ground Floor



Outbuilding First Floor

For illustrative purposes only. Not to scale.  
While every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

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