



14 Daisy Cottage, Dotcliffe Road,
Kelbrook, Lancashire BB18 6TN



PROPERTY DESCRIPTION

Bursting with character and offering a whole host of desirable attributes and attractive features, this delightful cottage is situated in the highly sought after village of Kelbrook and benefits from a very pleasant aspect at the rear. Laid over three floors, this extremely appealing home is presented to a very high standard and is stylishly and tastefully furnished throughout. Ideal for a single person or a couple, this charming dwelling is highly recommended for an internal viewing and has the noteworthy advantage of a charming patio, which is paved for easier maintenance.

Complemented by hardwood double glazing and gas central heating, run by a condensing combination boiler, which was newly installed in 2021, this very attractive abode briefly comprises a pleasant, inviting sitting room, featuring an exposed stone wall, has a splendid stone fireplace recessed into the chimney breast fitted with a multi fuel stove and stairs which lead to both the first floor and the lower ground floor. The good sized kitchen is situated on the lower ground floor, allows ample space for a dining table and has fitted units, incorporating a central island, with a built-in Neff electric oven and a Bosch gas hob with a stainless steel extractor canopy over, and a door from this room opens onto the lovely patio. On the first floor is a beautiful double bedroom and a stunning bathroom, which has a three piece white suite, including a cast iron bath with clawed feet, with a shower over.

The enclosed patio at the rear is paved and provides an area to sit and enjoy the pretty outlook. NO CHAIN INVOLVED.

FEATURES

- Charming, Split Level Stone Built Cottage
- Highly Sought After Village Location
- Very Pleasant Aspect from the Rear
- Presented to a High Standard
- Stylishly & Tastefully Furnished
- Sitting Room with Multi-fuel Stove
- Good Sized Dining Kit inc. Oven & Hob
- Beautiful Double Bedroom
- Stunning Bathrm - Shower over Bath
- Charming, Enc. Paved Patio to Rear
- Hardwood DG & GCH - New Boiler 2021
- Internal Viewing Highly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

Part glazed entrance door, opening into the living room.

Living Room

15' 0" plus recess x 15' 0" (4.57m plus recess x 4.57m)

An extremely charming, inviting and surprisingly spacious room, featuring a splendid stone fireplace, fitted with a multi-fuel stove, a sizeable recess/niche, with stone display shelves, to one side of the fireplace and an exposed stone wall. This lovely room has two double glazed windows in the rear elevation, with stone sills and enjoying an open aspect, a pvc double glazed window in the front, also with a stone sill, stairs leading down to the lower ground floor, an open stairs to the first floor, a radiator, stained wood floor and downlights recessed into the ceiling.

Lower Ground Floor

Dining Kitchen

14' 1" plus recess x 14' 1" (4.29m plus recess x 4.29m)

Featuring a stone flagged floor, the good sized kitchen allows ample space for a dining table, as well as having a central island/breakfast bar, and has a double glazed door giving access to the delightful patio at the rear. It has fitted units and drawers, a double bow and double drainer sink, with a mixer tap, a built-in Neff electric oven and a Bosch gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, double glazed windows, beams to the ceiling, a radiator and downlights recessed into the ceiling. An open staircase leads to and from the upper ground floor.

First Floor

Landing

Built-in shelved cupboard and an additional built-in cupboard, which houses the gas condensing combination central heating boiler.

Bedroom One

11' 11" extending to 14' 10 x 10' 0" (3.63m extending to 4.52m x 3.05m)

This delightful double bedroom has two double glazed windows, with stone sills, feature exposed stonework and a radiator. There is access, via a folding wooden ladder, to the partly boarded loft space, which has an electric light, and provides excellent storage space.

Bathroom

Attractively furnished and fitted with a three piece white suite, comprising a cast iron bath, with clawed feet, a shower over, tiled splashback and glazed shower screen, a pedestal wash hand basin and a w.c. Double glazed window, with a stone sill and wooden shutter, radiator/heated towel rail and downlights recessed into the ceiling.

Outside

Rear

Another of the many alluring aspects of this enchanting abode, the enclosed stone flagged patio has a raised garden bed and external light. There was previously a bridge over the stream running behind the cottage, which was removed, due to disrepair, but could be rebuilt if desired.

Directions

Proceed out of Barnoldswick along Kelbrook Road, through Salterforth to the roundabout at the end of Kelbrook Road. Turn left at the roundabout, in the direction of Earby, then first right into Main Street. Continue to the bottom of Main Street then turn right, immediately before the bridge, into Dotcliffe Road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

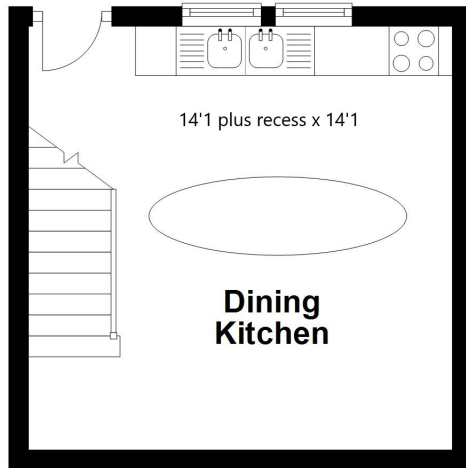
12H24TT/16A25TT

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(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

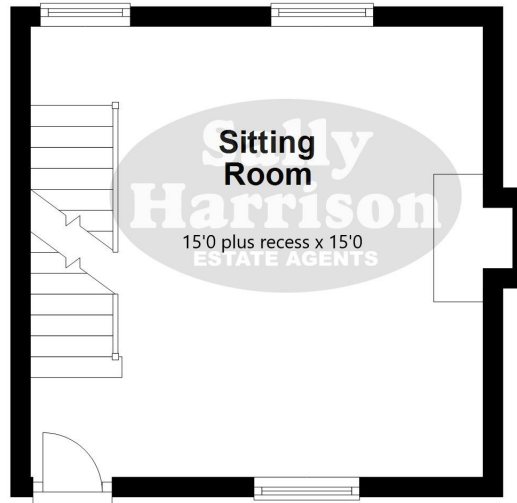
Basement

Approx. 18.4 sq. metres (197.8 sq. feet)



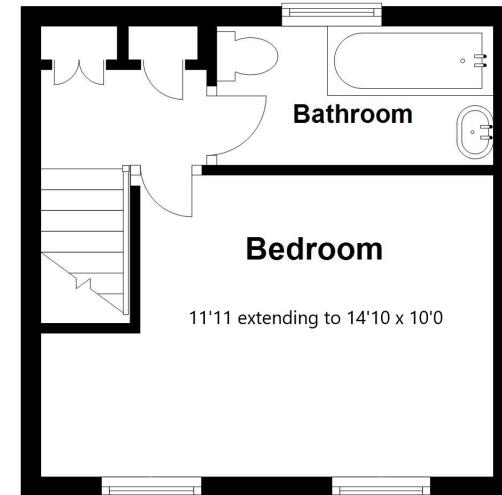
Ground Floor

Approx. 20.9 sq. metres (224.8 sq. feet)



First Floor

Approx. 20.9 sq. metres (224.8 sq. feet)



Total area: approx. 60.1 sq. metres (647.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

