





PROPERTY DESCRIPTION

Having the wonderful advantage of a pretty, split level paved patio at the rear, which backs directly onto farmland and benefits from beautiful countryside views, the extremely quaint garden fronted cottage exudes lots of character and charm and is highly recommended for an early viewing. Located in the highly sought after village of Kelbrook, this lovely abode would be suitable for a wide variety of prospective buyers, particularly those looking to downsize or acquire their first home. Well presented and tastefully furnished throughout, this appealing home is sold with no chain involved.

Complemented by pvc double glazing and central heating, run by a condensing combination boiler, which was newly installed in 2023, the accommodation briefly comprises an entrance vestibule and a delightful living room, featuring a stone fireplace fitted with a log burning stove. The kitchen is a nice size and is stylishly furnished with modern cream shaker style units, a built-in electric oven and a gas hob with an extractor hood over and has an integral fridge. There is a ground floor shower room which has a three piece white suite, including a larger than average shower cubicle. On the first floor are two decent sized bedrooms, the largest having fitted wardrobes, which extend the length of one wall, and the smallest having the fabulous rural views from the rear.

The forecourt is stocked with a variety of mature shrubs and the delightful, split level patio at the rear has been laid with Indian stone flags for easier maintenance, has a timber shed and, on the upper level, enjoys the picturesque views.

FEATURES

- Charming Mid Terraced Cottage
- Highly Sought After Village Location
- Backing onto Farmland with Views
- Well Presented & Tastefully Furbished
- Ent Vest, Living Room with Log Burner
- Stylishly Ftd Kitchen – Oven/Hob & Fridge
- GF Shower Room with 3 Pc White Suite
- 2 Bedrms, 1 Ftd W'robes & 1 with Views
- Garden F'court & Delightful Paved Patio
- PVC DG & GCH – New Boiler 2023





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Attractive, double glazed, frosted glass entrance door. Diamond leaded glass internal window and a wood panelled internal door, with a diamond leaded window light above, into the living room.

Living Room

15' 0" x 14' 10" into alcoves, plus recess (4.57m x 4.52m into alcoves, plus recess)

This charming room features a stone fireplace, recessed into the chimney breast, fitted with a log burning stove. There is a base cupboard, with display shelves above, built into one of the chimney breast alcoves, wooden ceiling beams, a pvc double glazed window, radiator, dado rail and television aerial point.

Kitchen

11' 5" x 8' 11" (3.48m x 2.72m)

The nice sized kitchen is very tastefully and attractively furnished and fitted with cream shaker style units, solid wood worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with extractor hood over, an integral fridge, plumbing for a washing machine, a pvc double glazed window, a radiator, stairs leading to the first floor, tiled floor and a pvc double glazed external door.

Ground Floor Shower Room

8' 11" x 3' 7" (2.72m x 1.09m)

Another charming room, the walls of which are panelled to dado rail height, fitted with a three piece white suite, comprising a larger than standard, tiled shower cubicle, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, a radiator and downlights recessed into the ceiling.

First Floor

Landing

Radiator and ceiling beam.

Bedroom One

12' 7" to wardrobe fronts x 9' 1" (3.84m to wardrobe fronts x 2.77m)

This double room has built-in wardrobes, extending the full length of one wall, incorporating hanging rails and fitted shelves, two pvc double glazed windows, a radiator, ceiling beam and access to the boarded loft space.

Bedroom Two

8' 11" x 5' 11" (2.72m x 1.80m)

This nice sized single room benefits from the wonderful rural views from the rear and has a pvc double glazed window, a ceiling beam, radiator and built-in cupboard/wardrobe, with a hanging rail and shelves and another cupboard above.

Outside

Front

Gravel covered garden, with a stone flagged pathway leading to the front

Rear

Set on two levels, the charming rear garden/patio is a truly delightful and particularly alluring attribute of this especially appealing cottage, with both levels being laid with stone flags. Central stone steps, with a wood gate part way up the steps, lead from the ground floor patio to the upper one, which provides a perfectly idyllic place to relax and enjoy the beautiful views over the unspoilt farmland and countryside immediately behind the cottage. There are also external power points and a light, a cold water tap and a small timber shed.

Directions

Proceed into Kelbrook, via Barnoldswick and Salterforth. Take the first exit off the large roundabout at the end of Kelbrook Road into Colne Road, following the signs for Earby. Take the first right turning off Colne Road into Main Street.

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.

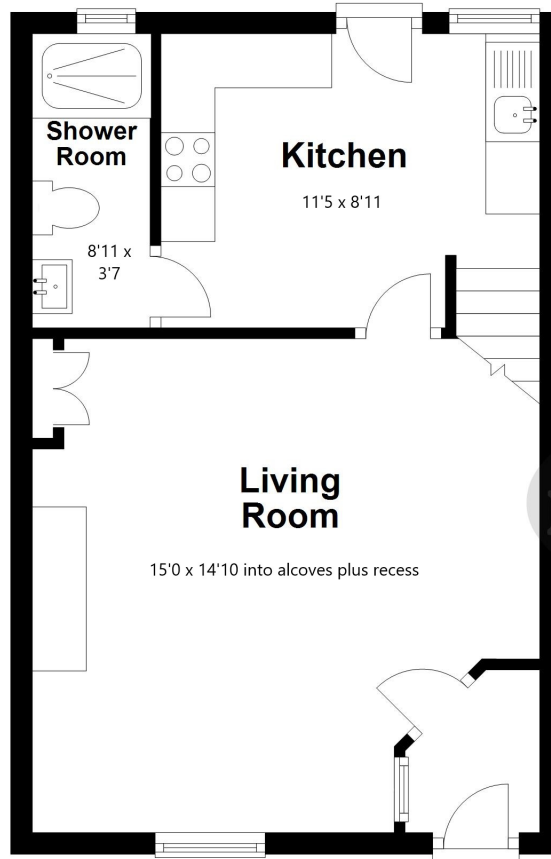
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

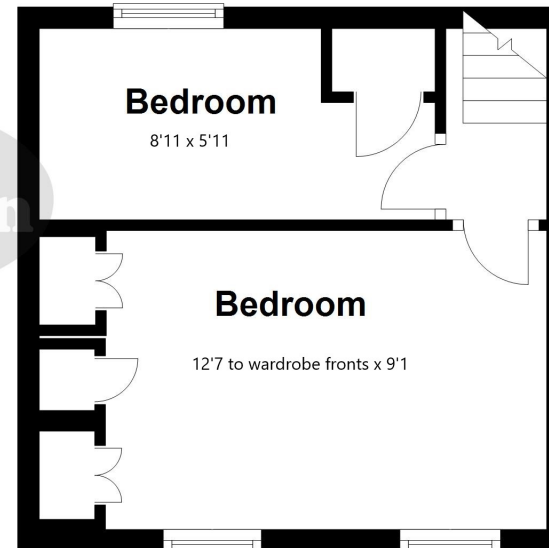
Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 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 warrant 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.

