





PROPERTY DESCRIPTION

We are very pleased to offer this great opportunity to acquire an extremely desirable double fronted cottage, which is situated in a highly sought after village location and has the noteworthy advantage of stunning far reaching views from the rear over the picturesque surrounding countryside. This exceptional abode provides an array of outstanding and beneficial attributes, to include a nice sized, delightful garden, which backs directly onto farmland, off road parking and a large, extremely appealing conservatory, which takes full advantage of the superb views. Presented to an exceptionally high standard and specification, this charming property is an absolute must for early viewing.

Complemented by pvc double glazing and central heating, the accommodation briefly comprises an entrance porch and a large dining kitchen, beautifully furnished and equipped with an extensive range of high quality, bespoke Mills & Scott units, Corian worktops and Neff appliances, namely an electric steam oven, a halogen hob, with an extractor hood over, a microwave oven, an integral larder fridge and freezer, a dishwasher and a Bosch washing machine. The spacious lounge has an electric stove and French doors opening into the particularly impressive conservatory, a hugely advantageous addition to this most alluring dwelling, and there is a very useful, fully tiled ground floor w.c. The cottage has two generously proportioned double bedrooms, both of which have high quality, built-in Mills & Scott furniture and en-suite facilities. The larger of the two bedrooms has an en-suite bathroom, fully tiled and fitted with a superior quality three piece white suite, including a spa style air bath, and the second bedroom has an en-suite shower room, fully tiled with Villeroy & Boch tiles and fitted with a quality white suite.

Externally, there is a garden forecourt and at the end of the drive is a bin store and a gate giving access into the lovely garden, which is on two levels and paved for easier maintenance, with a timber shed. NO CHAIN INVOLVED

PLEASE NOTE - The parking area is subject to an ongoing adverse possession application, but the current owner has occupied and had uninterrupted use of this space for over 20 years without any issue, so no problems are anticipated with the application.





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Dark wood finish pvc entrance door, two pvc double glazed, frosted glass windows, Indian stone tiled floor and an internal door opening into the dining kitchen.

Dining Kitchen

15' 11" plus recess x 10' 9" plus recess (4.85m plus recess x 3.28m plus recess)
The large kitchen, which allows ample space for a family sized dining table, is laid with Indian stone floor tiles and has an open staircase to the first floor. Beautifully furnished, the kitchen is well equipped with a good range of bespoke wood fronted Mills & Scott units and drawers, Corian worktops, with handmade tiled splashbacks, and a flush sink, with a mixer tap. It also has a range of built-in, high quality Neff appliances, namely an electric steam oven, an electric halogen hob, with an extractor hood over, a microwave, a larder fridge, a freezer and a dishwasher. There is also an integral Bosch washing machine, a built-in larder cupboard, pvc double glazed windows in both the front and rear elevations, with fabulous far reaching rural views from the rear, a radiator and down-lights recessed into the ceiling.

Lounge

15' 2" x 13' 4" plus recesses (4.62m x 4.06m plus recesses)
This extremely appealing room is also a good size and has an electric stove set on a stone hearth, two pvc double glazed windows, with deep sills, a radiator, down-lights recessed into the ceiling, television and telephone points and a door giving access into the ground floor w.c. There is also a recess in one wall, with stone display shelves, and glazed French doors opening into the conservatory.

Ground Floor WC

Fully tiled and fitted with a two piece suite, comprising a w.c. and a wash hand basin, with a cabinet below. Radiator and Indian stone tiled floor.

Conservatory

20' 6" x 8' 9" plus recess (6.25m x 2.67m plus recess)
The large, impressive conservatory is an extremely beneficial addition to this superb cottage and takes full advantage of the wonderful far reaching rural views over the surrounding countryside. With pvc double glazed windows and pvc double glazed French doors leading out to the garden at the rear, this room also has two electric radiators and wall light points.

First Floor

Landing

PVC double glazed window, from which there are stunning views, and a radiator.

Bedroom One

15' 1" reducing to 9' 3" x 11' 9" to wardrobe fronts (4.60m reducing to 2.8m x 3.58m to wardrobe fronts)
This generous double room is fitted with quality Mills & Scott wardrobes, which extend the full length of one wall and incorporate shelved cupboards. There are also a free-standing drawer unit and free-standing bedside cabinets, which match the wardrobes. Two pvc double glazed windows, a built-in cupboard, radiator, down-lights recessed into the ceiling and access to the loft space.

En-Suite Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)
Fully tiled and attractively furnished, the bathroom is fitted with a superior quality three piece white suite, comprising a spa style air bath, a w.c. and a Corian wash hand basin, with a cupboard below and a vanity mirror above. Radiator/heated towel rail, Karndean flooring, down-lights recessed into the ceiling, an extractor fan and a pvc double glazed window, with gorgeous long distance views.

Bedroom Two

11' 8" to wardrobe fronts plus recess x 9' 9" (3.56m to wardrobe fronts plus recess x 2.97m)
A second good sized double room, which is also fitted with a Mills & Scott double wardrobe and matching drawers, with free standing bedside cabinets. Built-in cupboard housing the OSO electric pressurised hot water tank, radiator, access to the loft space and two pvc double glazed windows.

En-Suite Shower Room

Fitted with a quality three piece white suite, comprising a spa style shower cubicle, with side jets and additional, hand-held shower head, a w.c. and a pedestal wash hand basin. The shower room is fully tiled with Villeroy & Boch tiles, has a radiator/heated towel rail, down-lights recessed into the ceiling and a pvc double glazed window, again benefitting from the stunning views.

Outside

Front/Side

Block paved garden forecourt and a block paved drive to the side, providing off road parking. At the end of the drive is a bin store and a gate allowing access into the rear garden. Please note that the parking space subject to an adverse possession application. No problem is anticipated in this being granted as the current owner has had uninterrupted use for over twenty years.

Rear

Yet another of the numerous alluring attributes of this charming abode, the sizeable, yet low maintenance, garden is on two levels, and surrounded on two sides by a dry stone walls. An absolutely perfect place for sitting and relaxing and taking in the picturesque outlook over the countryside surrounding Trawden, the upper level is laid with stone flags, from which three steps lead down to the gravel covered lower level. There is also a timber shed.

Directions

Proceed to the end of the M65 (Colne - Junction 14) and take the first exit off the roundabout into Vivary Way, on the A6068, following the signs for Keighley. Continue along the A6068, then from the roundabout just after the Morris Dancers' Pub, at then end of Byron Way, take the second exit, staying on the A6068. Then turn first right into the B6250/Cottontree Lane and carry on this road into Trawden. Proceed along Skipton Road into Church Street and then bear left by St. Mary's Church, where the road forks, into Lane House and then straight on into Hollin Hall, the property is on the left.

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

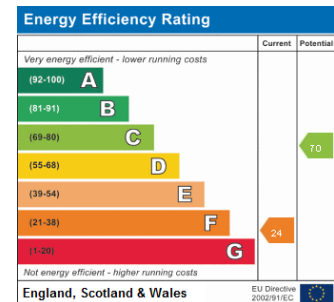
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

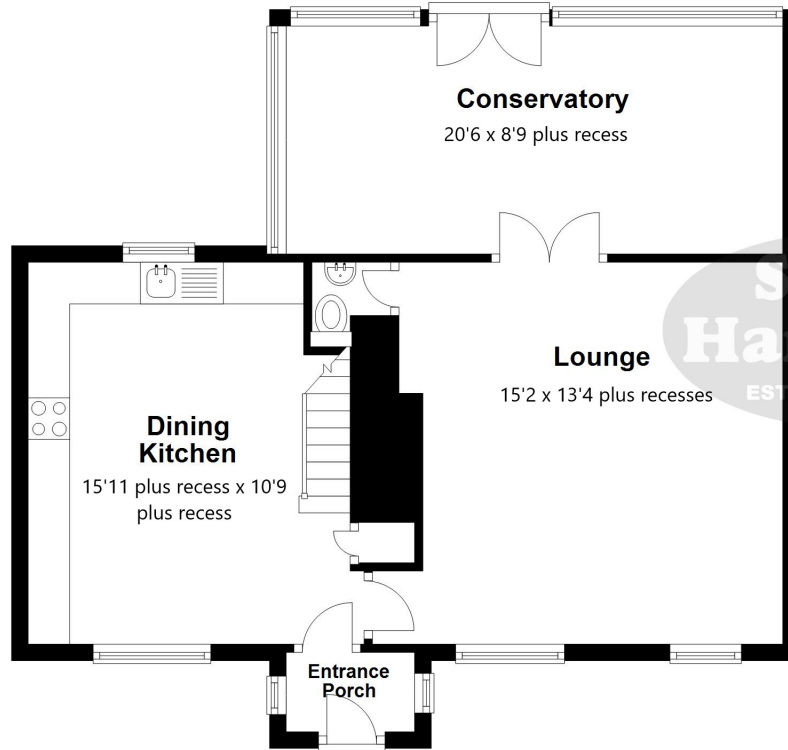
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FLOORPLAN

Ground Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)

En-suite bathroom 8'6 x 5'5



Total area: approx. 101.0 sq. metres (1087.0 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.

