

Painter Wood, Billington. BB7 9JD
Offers in Region of £220,000 Freehold
FOR SALE



Clitheroe
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PROPERTY DESCRIPTION

This beautiful stonebuilt cottage is set in a much favoured elevated position on Painter Wood, a beautiful semi-rural setting with fantastic rear views across Whalley Arches, surrounding open fields and across towards Kemple End and Stonyhurst. The property is just a short distance to the nearby village of Whalley which offers a whole host of amenities including shops, hair salons, library, pubs, restaurants and a primary school which are all within walking distance. This cottage sits on the edge of Billington and is being offered to market with viewing highly recommended and is perfect for anyone looking for a hassle free move. The property is situated over three floors and is tastefully presented throughout with attractive decoration, character features and flooring. There is a sizeable lounge on the ground floor with a superb stone fireplace and multi fuel stove and an excellent flexible rear sitting room. On the lower ground floor is a modern fitted dining kitchen with built in storage and cellar room with stable style door leading to the outside private garden. The first floor houses a newly installed modern three piece bathroom and two bedrooms, both of which enjoy attractive elevated open outlooks.

Externally to the rear is a fabulous west facing two tiered timber decked private garden area with attractive raised planted borders, a perfect enclosed space to capture the sunshine! The property also owns a 1/3 share of a garden allotment which is just a short walk from the property further up on Painter Wood.

FEATURES

- Delightful Stonebuilt Terrace Cottage
- Lovely Accommodation Set Over 3 Floors
- Attractive Lounge & Sitting Room
- Fantastic Rear Rural Views & 1/3 Additional Garden Allotment
- Breakfast Kitchen & Cellar Storage
- Superb Elevated Position; Close To Amenities
- 2 bedrooms & Newly Installed Modern Bathroom
- Landscaped Private Decked rear Garden



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Solid wood front door with stone flooring, panelled walls, picture rail.

Lounge

14' 3" x 13' 3" (4.34m x 4.04m)

Internal wood door, Victorian style panelled radiator, television point, large impressive feature fireplace housing multi fuel stove with stone hearth, uPVC double glazed window with attractive wood style plantation shutters, outlooks over adjoining open fields, feature wood ceiling beams.

Sitting Room/Dining Room

14' 6" x 10' 1" (4.42m x 3.07m)

2x uPVC double glazed windows with fantastic panoramic elevated views across towards Kemple End and Stonyhurst, Victorian style panelled radiator, staircase leading down to lower ground basement kitchen and spindle staircase leading to first floor.

Lower Ground Floor

Dining Kitchen

14' 5" x 10' 1" (4.39m x 3.07m)

Attractive cream fitted wall and base units, solid wood working surfaces, tiled splash back, feature ceramic Belfast sink with mixer tap, plumbing for washing machine, dual fuel range cooker and grill with 5-ring gas hob, tiled flooring, recessed spot lighting, stable style wood door leading out to rear garden, uPVC double glazed window with elevated aspects, extractor fan, built-in cupboard also housing wall mounted combination gas central heating boiler, under stairs storage area, built-in alcove storage areas, cellar store room with lighting.

First Floor

Landing

Attractive spindle balustrade, loft access.

Bedroom One (front)

14' 3" x 12' 9" (4.34m x 3.89m)

Superb double sized room, feature solid wood flooring, decorative stone fireplace and hearth, Victorian style panelled radiator, television point, feature wood ceiling beams, uPVC double glazed window with attractive outlooks over adjacent open fields.

Bedroom Two (rear)

10' 5" x 6' 6" (3.17m x 1.98m)

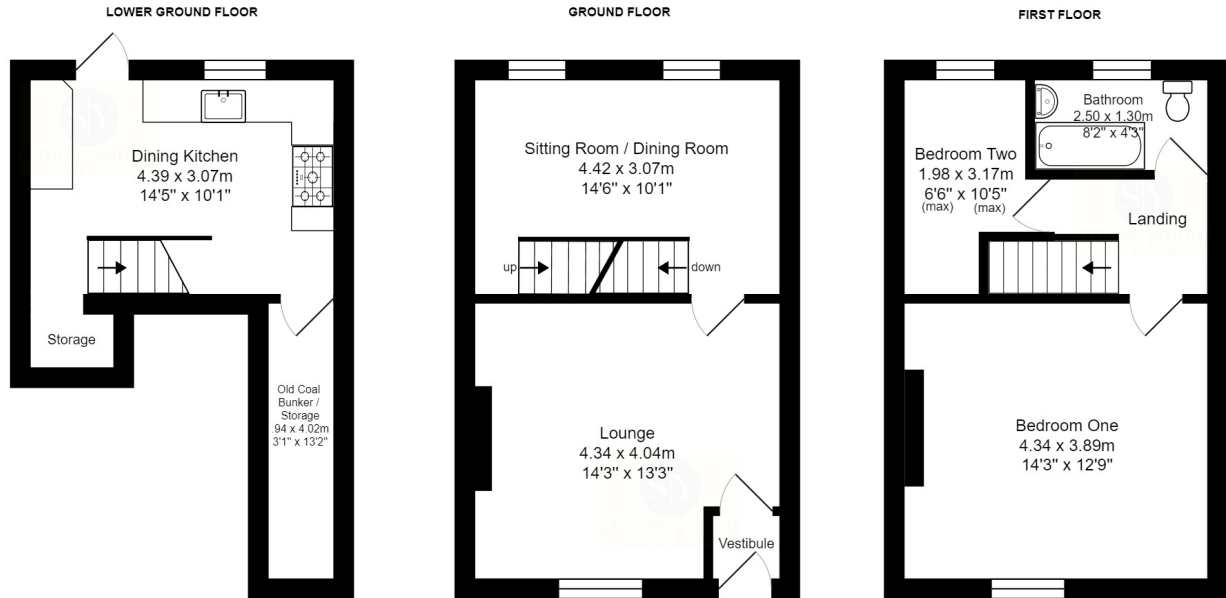
Single sized room with attractive wooden flooring, uPVC double glazed window with fabulous elevated views to the rear over the fell and across towards Stonyhurst, attractive fitted plantation style shutters.

Bathroom

Recently installed modern 3-pce white suite comprising panelled bath with mixer tap and large thermostatic rain shower over with additional thermostatic shower, pedestal wash basin with mixer tap, low level w.c., tiled flooring, large chrome ladder style radiator, tiled walls, uPVC double glazed window.



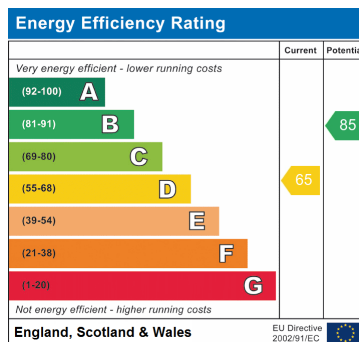
FLOORPLAN & EPC



Painter Wood, Billington

Total Area: 82.3 m² ... 886 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

