





PROPERTY DESCRIPTION

Set in the heart of the highly sought after village of Kelbrook, this extremely appealing cottage backs onto beautiful open countryside and is strongly recommended for an early viewing. This lovely home has lots of character, offers well presented, nicely proportioned living space and boasts many desirable attributes. Having the benefit of a pleasant garden forecourt, this truly delightful dwelling also has the advantage of an enclosed patio/garden at the rear, which is split level with stone steps leading up to a raised area laid with artificial grass, on which one can sit and admire the wonderful views over farmland directly behind the property.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule and a spacious, yet cosy and inviting living room, featuring a stone fireplace fitted with a multi fuel stove. The nice sized dining kitchen is attractively fitted with cream units, wood finish laminate worktops and built-in appliances, namely a Rangemaster cooker, with an extractor canopy over, an integral fridge, freezer and washing machine. There is also a useful rear porch with storage cupboards and a door leading out to the patio/garden at the rear. There are two first floor bedrooms, one double and a large single or small double room, one of which takes full advantage of the wonderful aspect over the surrounding countryside, and a larger than average bathroom, fitted with a three piece white suite. NO CHAIN INVOLVED.



FEATURES

- Charming Traditional Cottage
- Highly Desirable Village Location
- Fields Directly to Rear - Views from FF
- Appealing, Well Presented Home
- Vestibule & Living Room with Stove
- Ftd Dining Kitchen inc. Appliances
- 2 Bedrms & Larger than Average Bathrm
- PVC Double Glazing & Gas CH
- Delightful Patio/Garden to Rear
- Viewing Essential to Apprec. - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door. Built-in cloaks cupboard and an internal door opening into the living room.

Living Room

15' 0" x 13' 4" (4.57m x 4.06m)

An extremely spacious, yet cosy and inviting room, featuring a stone fireplace, fitted with a multi-fuel stove, an exposed stone niche to one side of the fireplace, with stone display shelves and a built-in cupboard below, and exposed ceiling beams. It also has two pvc double glazed windows, a radiator and enclosed stairs to the first floor.

Dining Kitchen

16' 2" into recess x 8' 4" (4.93m into recess x 2.54m)

Also a good size and allowing plenty of space for a dining table, the attractively furnished kitchen is fitted with cream units, wood finish laminate worktops, with tiled splash-backs, and a single drainer sink, with a mixer tap. It is also fitted with a superior Rangemaster cooker, with an extractor hood over, has an integral fridge, freezer and washing machine, a pvc double glazed window, tiled floor, radiator and pvc double glazed patio doors opening into the rear porch.

Rear Porch

A really useful addition, with built-in storage cupboards, pvc double glazed windows, electric power and light and a pvc double glazed external door.

First Floor

Landing

Spindled balustrade, pvc double glazed window, with a stone sill, radiator and a built-in shelved cupboard. Access to the loft space.

Bedroom One

10' 8" x 7' 5" (3.25m x 2.26m)

Enjoying the wonderful outlook from the rear, over open farmland and with views beyond, this double room has a pvc double glazed window, with a stone sill, and a radiator.

Bedroom Two

10' 6" x 7' 4" (3.20m x 2.24m)

Providing a large single or small double room, with a pvc double glazed window, with a stone sill, and a radiator.

Bathroom

Irregular Shape - measurements not taken (restricted headroom in part)

The larger than average bathroom is fitted with a three piece white suite, comprising a bath, with a shower over, 'wet wall' style panelled splashback and a glazed shower screen, a w.c and a stylish wash hand basin, with a mixer tap, mounted on a table type stand. It also has a pvc double glazed window, chrome finish radiator/heated towel rail, exposed ceiling beam and houses the wall mounted gas combination central heating boiler.

Outside

Front

Stone flagged and gravelled forecourt, which is enclosed and surrounded by a low stone wall, with wrought iron railings on top and a matching gate. There is a lovely stone bench seat, an apple tree and rose tree, a canopy providing shelter over the front door and an external light.



Rear

The last, but not least of the many alluring aspects of this extremely enticing abode, the split level garden at the rear enjoys a great deal of privacy and is partly paved on the lower level with two raised garden beds. There is also a cold water tap. Stone steps then lead up to a charming raised patio which is covered with artificial grass and provides an idyllic place to sit, relax and admire the fabulous outlook over the beautiful, unspoilt countryside directly behind the cottage.

Directions

Proceed out of Barnoldswick along Kelbrook Road, past the Sports Centre and West Craven High School, straight through the crossroads in Salterforth to the large roundabout at the end of Kelbrook Road. Take the first exit off the roundabout into Colne Road, then turn first right into Main Street and the turning into Waterloo Road is first on the right.

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.

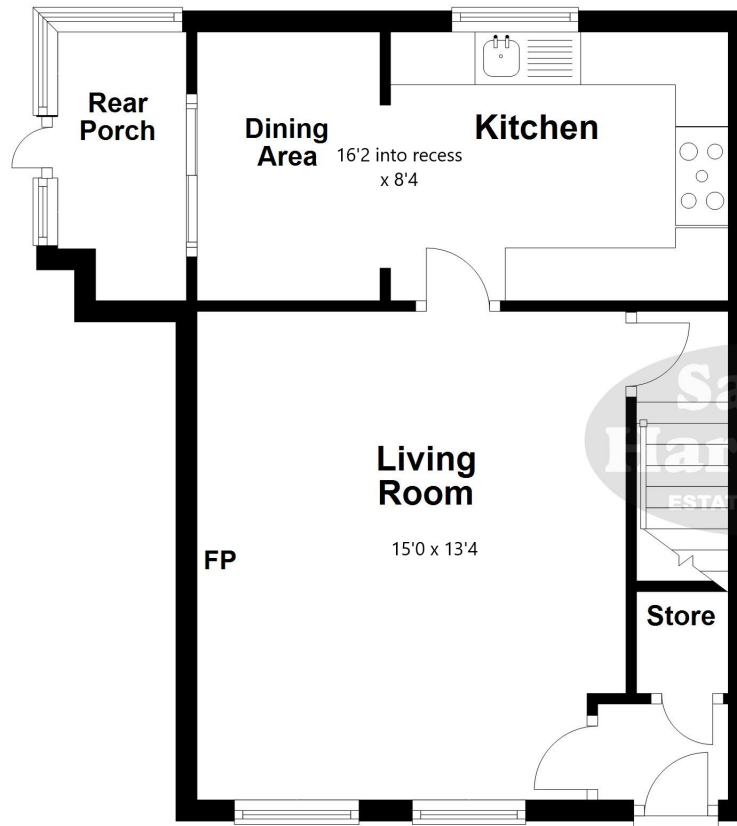
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

FLOORPLAN

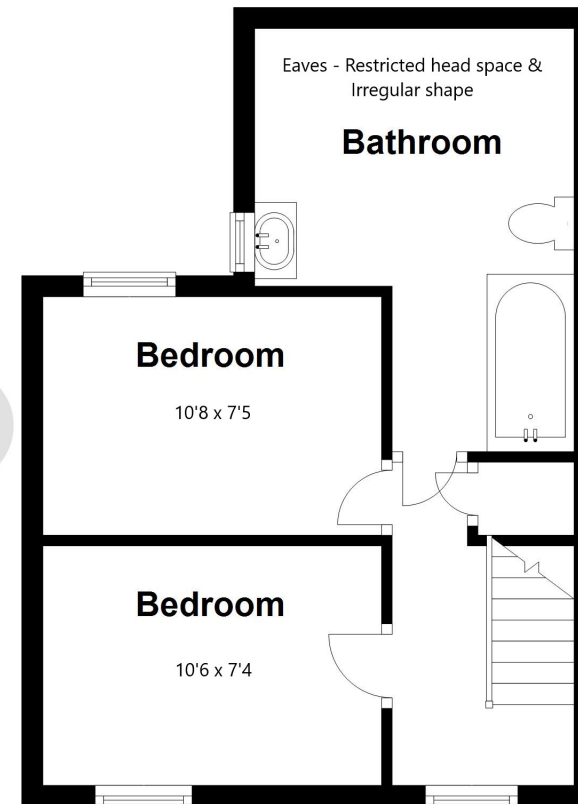
Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 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.