RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803

Wood End Cottage

Woodend Road, Reedley,

Burnley, Lancashire

BB12 9DS

£595,000

An attractive and desirable multi use property in a semi rural location. This semi detached family residence has a great deal to offer with 4 bedrooms, large kitchen, utility, living room, snug and study. Externally the cottage has a large rear garden with timber built storage/stable block, flagged patio and lawned area a three bay car garage and a large purpose built workshop extending to 3575 sq ft. The property is quietly located with the benefit of its own gated driveway and parking area. This property has great facilities and layout which lends itself to many family buyers and work from home business. Viewing available by appointment only through the selling agents. Ref JT

Energy Performance Certificate Band E

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

T: 01200 441351 E: Sawley@rturner.co.uk W: www.rturner.co.uk

Description

Cottage

Woodend Cottage is a stonebuilt semi-detached residence with a stone slate roof. The property comprises of a 4 bedroom family residence, Kitchen, Utility, Living Room, Snug and Study with a large purpose built workshop adjacent, ample garden, Summer House and three car garage. Positioned in a quite plot with its own private driveway. The cottage accommodation is describe in detail below:-

Kitchen (4.7m x 4.3m)

A good size family kitchen accessed off the Utility room with deep timber clad windows overlooking the side garden and front elevation of the cottage. The kitchen has exposed timber beams to the ceiling with spot lights and single offset light. The kitchen has handmade wall and base units housing a two oven electric Esse cooker with ceramic hot plates, tiled splashbacks and exposed brick built feature surround. The kitchen has a single stainless steel sink and drainer below the front window with five double electric sockets, TV point and panel radiator to the rear wall.

Utility (4.3m x 2.1m)

A single story lean to building on the front elevation of the cottage with split stable door to the entrance. Fully tiled floor, large storage/boot cupboard and plumbing available for washer and dryer with 2 double electric sockets and fluorescent strip light.

Garden Room (4.7m x 3m)

A quiet room to the rear of the property with patio doors leading to a paved patio seating area with garden and windows to the side elevation. The room has a solid wood floor with exposed stone feature wall to the rear and access off the Kitchen. Alcove shelving, two wall lights, center light fitting , three double sockets and TV point.

Living Room (5.7m x 4.4m)

Located in the heart of the cottage the living room has access off the kitchen with exposed timber beams to the ceiling and a solid wood floor. To the center wall is a feature stone surround multi fuel log burner and stone hearth. The room looks out over the front of the property with a three bay window. The room has access to the study, under stairs storage cupboard, front entrance vestibule and stairwell with three double electric sockets and TV point.

Study (2.8m x 2.7m)

Located at the rear of the property this ample size room has fitted base units, window to the rear, solid wood flooring a center light, panel radiator and two double electric sockets. The room is currently used as a study but could have other uses.

First Floor

Master Bedroom (4.5m x 4.4m)

Located to the front of the cottage with three bay window overlooking the front of the property. The master bedroom has exposed timber beams large fitted wardrobes and carpeted floor, three double electric sockets, dimmer switch and a hot water cylinder plus immersion heater in the wardrobe.

Family Bathroom (2.9m x 2.7m)

A 4 piece suit to the rear of the cottage. Step down onto solid timber floor with WC, bath, sink and fitted vanity unit with tiled splash backs. A Chroma Wellness massage shower unit is also fitted. The bathroom has a heated towel rail, spotlights in the ceiling and wall lights over the sink and vanity unit.

Bedroom 2 (4.7m x 4.3m)

A double room with windows to the side and rear of the property. The room has an exposed brick wall, fitted wardrobe, carpet floor and spotlights to the ceiling on a dimmer switch. The room houses a panel radiator, two double electric sockets and TV point.

Bedroom 3 (3.4m x 2.5m)

A single room with a window to the side elevation, center light, panel radiator and two double electric sockets.

Bedroom 4 (3.4m x 2.4m)

A single room with windows to the side and front elevations. Fully carpeted with center light, two double electric sockets and panel radiator.

Washroom (1.4m x 1m)

Containing a wash basins and WC with carpeted floor and center light fitting.

External

Garden

To the rear of the property is a good sized lanscaped garden with a stone flagged patio and seating areas with a raised lawn area further back. Situated within the garden in a large 24ft x 12ft timber built stable block/storage shed with concrete base and electric service. There are two further outhouses that form part of a lean to configuration on the gable end of the cottage currently used as storage.

Garage (32' x 18')

A three bay garage with three up and over garage doors. The garage is of timber construction with a concrete floor and insulated box profile roof sheets. The building has the benefit of a side access door and mains electric supply. Currently used as garage and workshop facilities the building would lend itself to other uses such as office space/conversion.

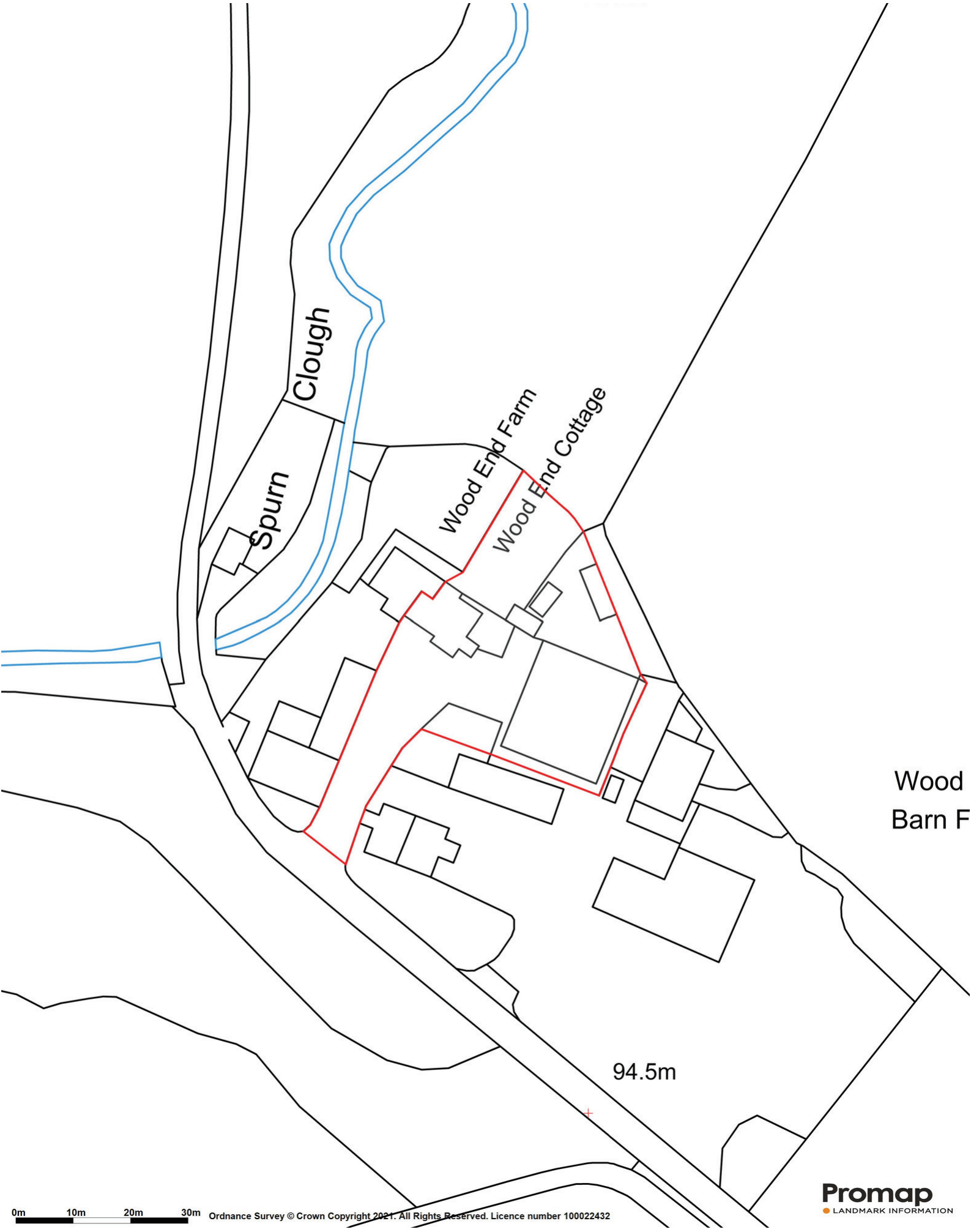
Workshop (55' x 65') or 3575 sqft

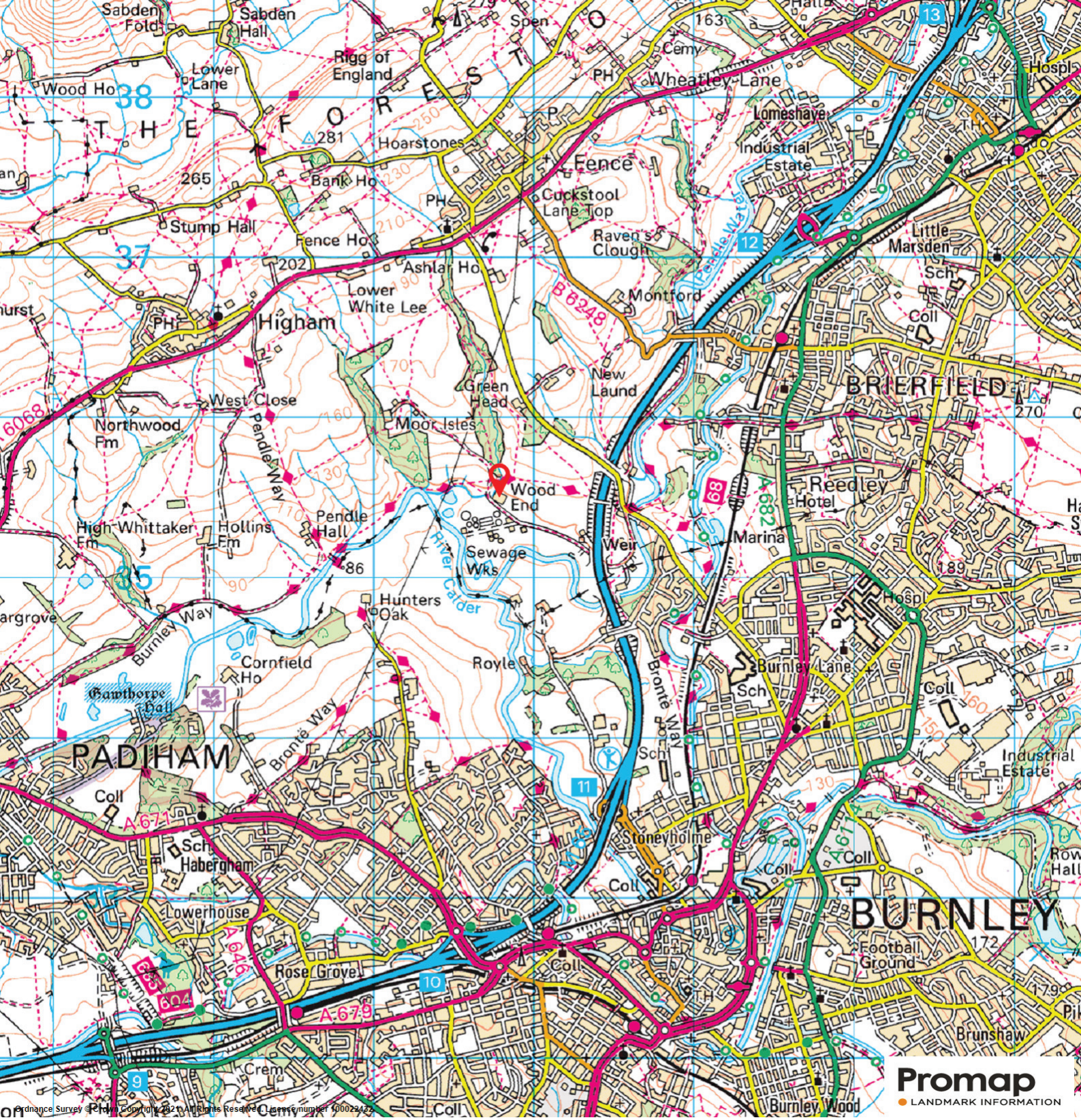
A purpose built workshop facility spanning 3575sqft. Constructed of a galvanized steel portal frame in 20ft bays with a 15ft front bay/porch. The building has the benefit of three phase electricity, fully sealed concrete floor and mechanics pit with gantry to part and office space under. The Unit has industrial concertina style folding doors to the front with kingspan insulated box profile roof sheets, fluorescent lights throughout and mains water supply.

Services

Mains Electricity
Mains Water
Mains three phase electricity
Shared septic tank
Oil fired central heating system

Plan of Land


Clough
Spurn
Wood End Farm
Wood End Cottage
Wood
Barn F
94.5m
0m
10m
20m
30m
Ordnance Survey © Crown Copyright 2021. All Rights Reserved. Licence number 100022432
Promap
LANDMARK INFORMATION



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rturner.co.uk

The Property Ombudsman

rightmove.co.uk
The UK's number one property website

OnTheMarket.com

MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.