

Offers Around £179,950 Freehold



7 Low Fold Cottage, Dotcliffe Road,
Kelbrook, Lancashire BB18 6TL



PROPERTY DESCRIPTION

We are delighted to offer this unique and extremely enticing, stone built, semi-detached cottage, which is located in a picturesque setting in the heart of the highly sought after village of Kelbrook. Surprisingly deceptively spacious, this particularly alluring abode is bursting with character and charm and boasts many appealing features, including a lovely outlook from both bedrooms. Suitable for a wide range of prospective buyers, especially those looking to downsize or acquire their first home, this truly enchanting period dwelling can really only be fully appreciated by internal viewing, which is also strongly recommended.

Benefiting from 'oak' finish pvc double glazing and central heating, run by a gas condensing combination boiler, this quaint, 'chocolate-box' cottage briefly comprises a spacious, attractively furnished, light and airy dining kitchen, fitted with white units, wood finish laminate worktops, a Belfast style sink and a built-in electric oven and hob, and a large, impressive and extremely inviting lounge, boasting a splendid stone fireplace, fitted with a log burning stove, and also featuring an open return staircase and a pvc double glazed French door, opening onto the charming garden.

On the first floor are two bedrooms, both enjoying a pleasant outlook and views, and a good sized, four-piece bathroom, which includes a separate shower. The very pretty garden consists of a pebble covered area, providing a pleasant seating area, raised garden beds, mature climbing plants and a stone flagged path leading to the entrance door. Directly opposite the cottage is a further garden area and a really useful, stone outbuilding, providing great storage space, ideal for bikes. NO CHAIN INVOLVED.



FEATURES

- Unique, Picturesque, Stone Built Cottage
- Highley Sought After Village Location
- Appealing Position with Pretty Outlook
- Nicely Proportioned, Attractive Accom.
- Generous Lounge with Multi-fuel Stove
- Good Sized Dining Kit inc. Built-in Oven & Hob
- 2 Bedrms - Both with Charming Views
- 4 Pc Bathrm with Separate Shower
- Delightful Cottage Garden & Useful Outbldg
- 'Oak' Finish PVC DG & GCH - No Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed entrance door, opening into the dining kitchen.

Dining Kitchen

20' 3" x 8' 5" reducing to 6' 3 (6.17m x 2.57m reducing to 1.91m)
The good sized kitchen allows ample space for a dining table and is fitted with white units, wood finish laminate worktops, with tiled splash-backs, and a Belfast style sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel extractor canopy over, plumbing for a washing machine, four pvc double glazed windows and a radiator. The kitchen also houses the wall mounted gas condensing combination central heating boiler, has a pitched, beamed ceiling and is laid with tile effect laminate flooring.

Lounge

19' 3" x 15' 6" (5.87m x 4.72m)

This large and impressive, but also extremely inviting room features a stone fireplace, fitted with a log burning stove, and an open, return staircase to the first floor. It also has a pvc double glazed window, two radiators and a pvc double glazed French door, opening out to the pebble covered forecourt.

First Floor

Landing

PVC double glazed, frosted glass window on the half landing, radiator and access to the partly boarded loft space.

Bedroom One

13' 9" x 8' 9" (4.19m x 2.67m)

This good sized double room has two pvc double glazed windows and a radiator.

Bedroom Two

10' 10" x 6' 6" (3.30m x 1.98m)

This large single room has a pvc double glazed window and a radiator.

Bathroom

Fitted with a four piece white suite, comprising a bath, a tiled shower cubicle, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator and built-in shelved cupboard.



Outside

Front/Side

There is an area of garden to the front and side of the cottage, stocked with shrubs and flowering plants, and a pebble covered area at one side. Directly opposite the cottage at the front is a further area of garden and a stone built outbuilding, providing excellent storage space, with room to store bicycles.

Directions

Proceed out of Barnoldswick along Kelbrook Road, through Salterforth to the roundabout at the end of Kelbrook Road. Turn left at the roundabout then first right into Main Street. Continue to the bottom of Main Street then turn right, immediately before the bridge, into Dotcliffe Road.

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	87
(60-80)	C	
(51-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.6 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 guarantee 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.