



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

23 Manor Road, COLNE, Lancashire. BB8 7AS

£775,000 Leasehold

FOR SALE



Colne
1, Market Street, Colne, BB8 0LJ

01282 860606
hello@cs-b.co.uk

PROPERTY DESCRIPTION

A simply stunning three bedroom family home plus a spacious one bedroom self contained apartment with large office which is positioned in one of the area's most prestigious locations. A wonderful opportunity to live in a prime location with the most beautiful lakeside and rural views. The accommodation is presented to a particularly high spec throughout with fine quality fixtures and fittings.

Flowing reception rooms include a large sitting room, dining room, conservatory, contemporary fully fitted kitchen with dining area, picture window seating area along the rear elevation and utility room. Three double bedrooms with a fantastic balcony which spans over the rear garden and the lakes to the rear. Bathroom which has been subject to a major refit. An annexe offers self contained living accommodation or further accommodation to the main house as a whole. Integral garage and large drive provides ample off road parking.

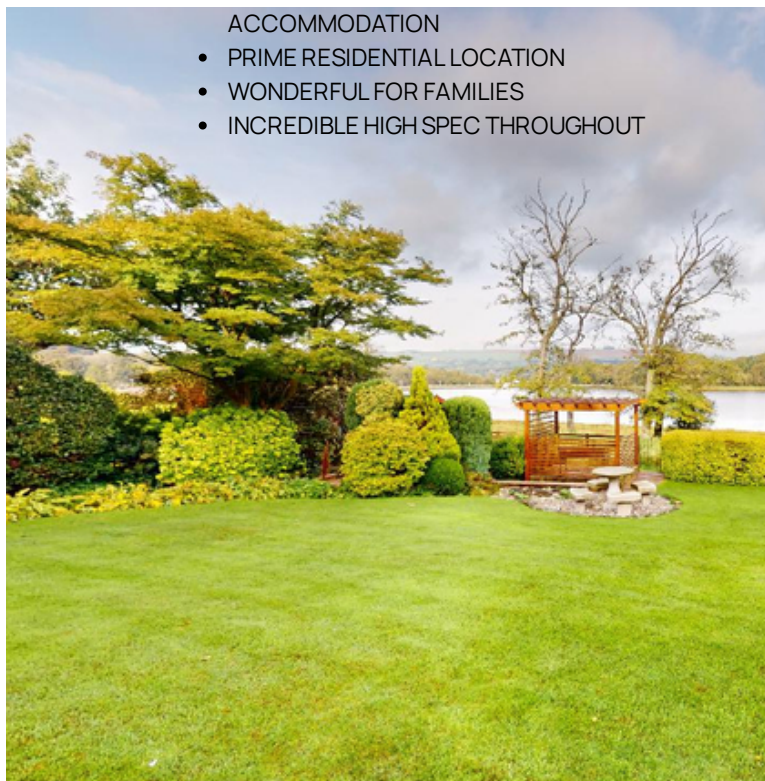
Beautiful, well maintained gardens with patios, summer house and pergola.

Offering the best of countryside on the doorstep and easy access to excellent local amenities, good local schools and transport links.

FEATURES

- FANTASTIC DETACHED PROPERTY
- BEAUTIFUL LAKESIDE VIEWS
- ANNEXE OFFERING SELF CONTAINED ACCOMMODATION
- PRIME RESIDENTIAL LOCATION
- WONDERFUL FOR FAMILIES
- INCREDIBLE HIGH SPEC THROUGHOUT

- INTEGRAL GARAGE & DRIVE
- WELL MAINTAINED GARDENS & GROUNDS
- SIMPLY STUNNING
- ON THE DOORSTEP OF COUNTRYSIDE TOGETHER WITH CLOSE PROXIMITY TO EXCELLENT LOCAL AMENITIES
- CONTEMPORARY FULLY FITTED KITCHEN
- BATHROOM HAVING HAD A MAJOR REFIT



ROOM DESCRIPTIONS

Property Features

Accommodation

Versatile accommodation with an annexe suitable for self contained living or living space as a whole comprising; entrance porch, hall, galleried landing, two reception rooms, conservatory, kitchen with dining area and utility room. Three double bedrooms, new bathroom, fitted bedroom furniture and large balcony from the principal bedrooms which spans over the rear gardens and takes advantage of the beautiful lakeside views and countryside beyond towards Noyna. Annexe with sitting room, bedroom, wet room, kitchen and storage areas.

Integral Garage & Large Drive

Gardens & Grounds

Mature, well kept gardens with patio and sweeping lawn to the rear overlooking the lake. Pergola and summer house.

Location

Prestigious location with the benefit of being on the doorstep of open countryside together within a short distance of excellent local amenities; good local schools, bus routes, shopping facilities and transport links. The M65 motorway link can be reached within minutes by car and an approx. drive by car of 20 minutes to Skipton leads to the Gateway of the the Yorkshire Dales.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Ground Floor

Entrance Hall, lounge, dining room, sun room, conservatory, breakfast room, kitchen and utility.

First Floor

Galleried landing, master bedroom, bedroom two, bedroom three, bathroom and separate w.c.

Lower Ground floor Annex

Separate entrance and also access from the main house. Lounge, sun lounge, kitchen, office, bedroom, bathroom, sauna and two large walk-in store areas. Patio doors leading out to the rear garden.

Integral Garage

With w.c. and wash hand basin.

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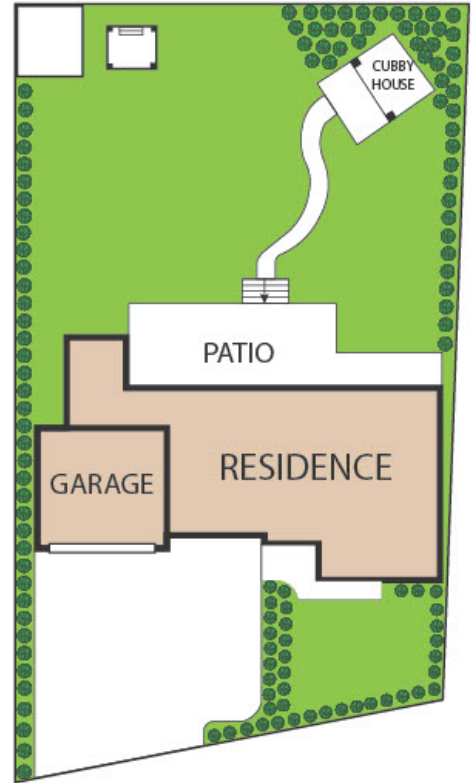
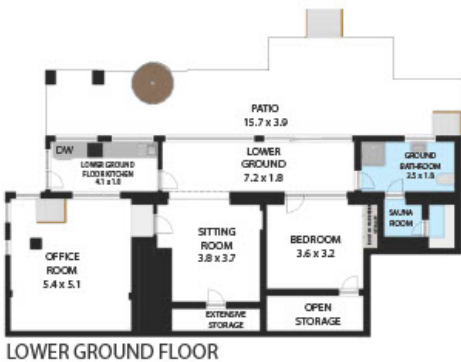
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FLOORPLAN & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



23 Manor Road, Colne BB8 7AS, UK, BB8 7AS
 TOTAL APPROX. FLOOR AREA 316 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



The Law Society



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