



**63 Half Way Cottage, Dotcliffe Road,
Kelbrook, Lancashire BB18 6TL**



PROPERTY DESCRIPTION

Internal viewing is absolutely imperative on this truly stunning cottage, which is nicely tucked away and situated in the much sought after village of Kelbrook. Having the great advantage of fabulous countryside views over farmland directly to the side and rear, this exceptional abode offers a whole host of desirable attributes and attractive features, is presented to an extremely high standard and is immaculately and tastefully furnished throughout.

Besides the fabulous views, this delightful dwelling boasts numerous other noteworthy qualities, including a double storey side extension, off road parking, a detached garage and a very pretty, enclosed side and rear stone flagged patio, which provides a perfect place to relax and admire the wonderful outlook.

FEATURES

- Stunning, Ext'ndd Cottage - End 1 of 3
- Abutting Farmland with Wonderful Views
- Highly Sought After Village Location
- Immaculately & Beautifully Pres'td Home
- Ent. Hall with Cloaks Cupboard & GF WC
- Lounge & Liv/Din Rm with Patio Doors
- Stylish, Good Sized B'fast Kit inc. Appl'ces
- Large Landing with Built-in Wardrobes
- 2 Generous Dble Beds - 1 with Ftd W'robes
- Stylish 3 Pc Shower Rm - PVC DG & GCH
- Garage, Parking and Side & Rear Patios
- An Absolute Must for Internal Viewing





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

PVC double glazed, frosted glass entrance door. Built-in cloaks and linen cupboard, with fitted coat hooks and shelves and sliding doors, contemporary, upright radiator and downlights recessed into the ceiling. There is also a glazed door opening into the living/dining room.

Ground Floor WC

Attractively fitted with a modern two piece white suite, comprising a w.c. and a wash hand basin, set into a drawer unit below. PVC double glazed, frosted glass window, tiled floor, radiator/heated towel rail and downlights recessed into the ceiling.

Living/Dining Room

14' 10" x 11' 1" plus recesses (4.52m x 3.38m plus recesses)
A truly delightful light and airy room and extremely advantageous addition to the original dwelling, which has a tiled floor, with under-floor heating, and a large pvc double glazed sliding patio door, opening onto the side patio and enabling full benefit of the lovely rural views beyond. PVC double glazed window, also with views, radiator, downlights recessed into the ceiling and a pvc double glazed internal window looking into the lounge.

Breakfast Kitchen

13' 3" x 11' 2" plus stair recess (4.04m x 3.40m plus stair recess)
Also laid with tiles matching those in the living/dining room, the spacious kitchen is well equipped with a range of attractive cream units and drawers, laminate worktops, with tiled splashbacks, a small, matching breakfast bar and a single drainer sink, with a mixer tap. It also has a built-in Neff electric double oven/grill, a ceramic hob, with an extractor hood over, an integral fridge/freezer, slimline dishwasher and washing machine. PVC double glazed window, from which there are views over the adjacent farmland, radiator, open staircase to the first floor, with a spindled balustrade and an under-stairs storage cupboard/pantry, with fitted shelves and electric power and light.

Lounge

13' 9" plus recess x 13' 5" (4.19m plus recess x 4.09m)
Another beautifully presented room, the well proportioned lounge features a stylish fireplace, with a marble inset and hearth and fitted with an electric fire, a pvc double glazed window, fitted with wooden shutters, exposed ceiling beams and a radiator.

First Floor

Landing

The unusually large landing is fitted with a number of wardrobes, with storage cupboards above, one of which houses the gas condensing combination central heating boiler. It also has a radiator, spindled balustrade and downlights recessed into the ceiling.

Bedroom One

13' 10" plus recess x 13' 5" (4.22m plus recess x 4.09m)
This generous double room has built-in wardrobes, with a storage cupboard above, an additional shelved cupboard, a radiator and two pvc double glazed windows, one with countryside views.

Bedroom Two

14' 11" x 10' 9" (4.55m x 3.28m)
Having the advantage of the wonderful, surrounding rural views, this second double bedroom is also a very good size and has a pvc double glazed window, fitted with wooden shutters, a pvc double glazed Velux window, fitted with a blackout blind, a radiator and wood finish laminate flooring.

Shower Room

Stylishly furnished and fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, lined with pvc wet wall style panelling, a w.c. and a wash hand basin, with a mixer tap. It also has a chrome finish radiator/heated towel rail, a fitted base cupboard, with any additional wall unit above, incorporating a cupboard, drawers and display shelves, a pvc double glazed window, an extractor fan and wood finish laminate flooring.

Outside

Front

A block paved drive provides off road parking and a gravel covered garden area is stocked with a lovely, colourful array of mature shrubs, flowering plants and small trees. There is also an external light and, at the top of the drive, a wooden gate gives access into the side/rear gardens.

Garage

15' 10" x 8' 1" (4.83m x 2.46m)
The detached garage has part glazed, timber double doors, a window, electric power and light and a pvc personal door at the rear.

Side & Rear

The last, but by no means least, of the many alluring aspects of this delightful dwelling, the patios/garden at the side and rear of the cottage directly abut open farmland and enjoy gorgeous countryside views. The patio area to the side is laid with stone flags, which extend down to the rear, and has a raised garden bed. At the rear is a small, stone built outbuilding and a path leading to a higher level, which is laid with Indian stone flags and provides further patio areas. External light and cold water tap.

Directions

Proceed out of Barnoldswick along Kelbrook Road, through Salterforth to the roundabout at the end of Kelbrook Road. Take the first exit off the roundabout, then turn first right into Main Street. Continue to the bottom of Main Street then turn right, immediately before the bridge, into Dotcliffe Road. Continue along Dotcliffe Road, through the 'S' bend, up the hill and at the top, where the road bears to the left, go straight ahead and the cottage is 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

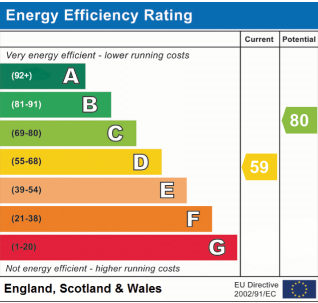
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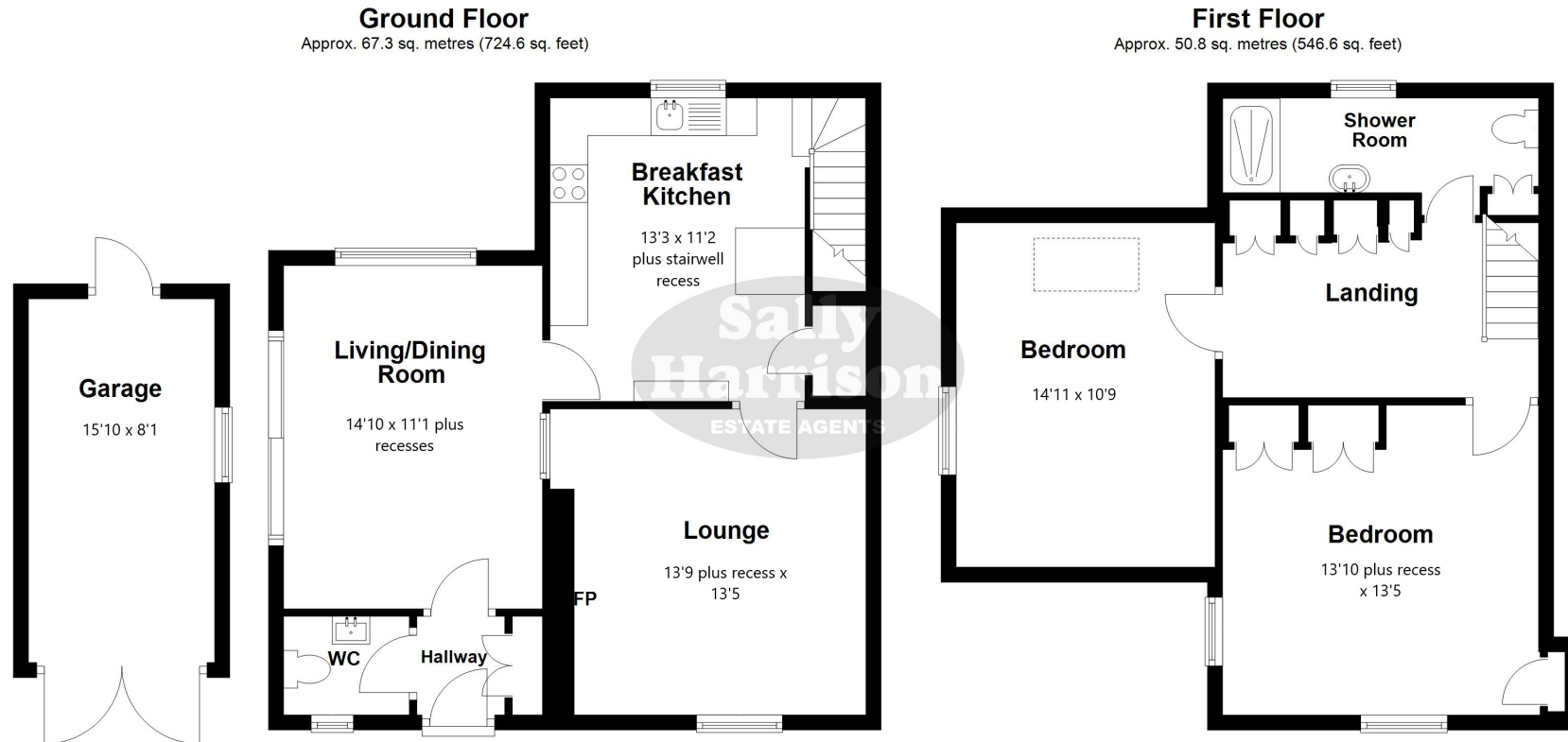
House to Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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FLOORPLAN



Total area: approx. 118.1 sq. metres (1271.3 sq. feet)

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Plan produced using PlanUp.