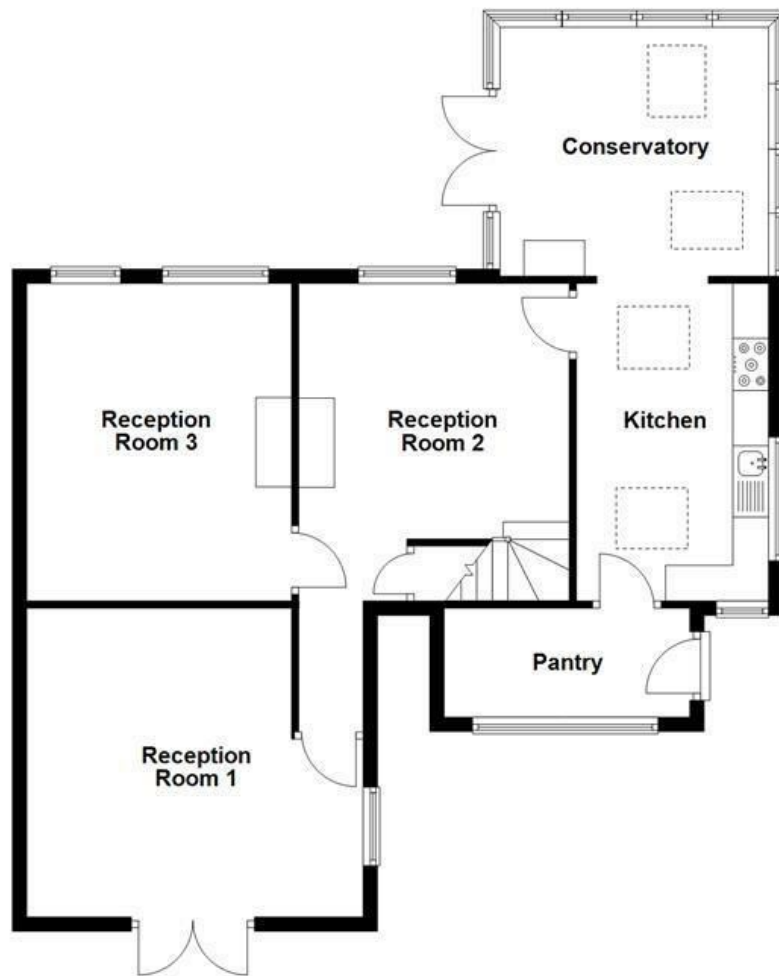
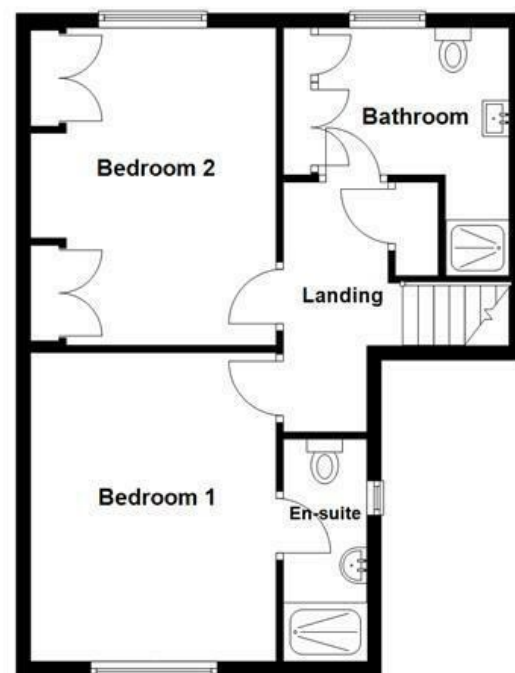



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>55</b>	<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Railgate, Bacup, OL13 9WU

### Offers Over £499,950

A CHARMING TWO BEDROOM DETACHED COTTAGE WITH THREE ACRES OF LAND

Nestled in the picturesque landscapes of Bacup, this charming two bedroom detached cottage offers a tranquil retreat in the heart of the rolling countryside. The property boasts three reception rooms, a conservatory, two bathrooms, and is brimming with character and charm, perfectly encapsulating the essence of a traditional English cottage.

Despite its rural location, this idyllic cottage is conveniently situated for easy access to the nearby towns of Burnley and Rawtenstall, providing the best of both worlds - a peaceful countryside escape with urban amenities within reach.

Set within two acres of land, the property offers a wealth of outdoor opportunities, including two paddocks, a workshop, and double stables. Whether you're a nature enthusiast or simply seeking a serene environment, this property caters to a variety of interests.

Inside, the cottage features two generously sized bedrooms and three reception rooms, providing versatile living spaces that can be adapted to suit your needs including for a potential downstairs bedroom. The layout offers flexibility and ample room for both relaxation and entertainment, making it an ideal home for individuals, couples, or small families.



# Railgate, Bacup, OL13 9WU

## Offers Over £499,950

 2  2  4  D

- Exquisite Detached Cottage with Two Acres of Land
- Bursting with Charm
- Ample Off Road Parking
- EPC Rating D
- Two Bedrooms
- Abundance of Indoor and Outdoor Space
- Tenure Freehold
- Three Piece Shower Room
- Workshop, Two Paddocks and Double Stables
- Council Tax Band D

### Ground Floor

#### Pantry

11'4 x 4'11 (3.45m x 1.50m)  
Composite double glazed stable front door, UPVC double glazed window, spotlights, wood effect laminate flooring and door to kitchen.

#### Kitchen

16'2 x 8'10 (4.93m x 2.69m)  
Two UPVC double glazed windows, under floor heating, two Velux windows, spotlights, mix of panel wall and base unit with laminate worktops, Rangemaster cooker with five ring gas hob, tiled splashbacks, ceramic sink and drainer with mixer tap, plumbing for washing machine, integrated dishwasher, tiled flooring, open to conservatory and door to reception room two.

#### Conservatory

12'4 x 11'5 (3.76m x 3.48m )  
UPVC double glazed windows, two Velux windows, cast iron log burner, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Reception Room Two

15'0 x 12'5 (4.57m x 3.78m )  
UPVC double glazed window, central heating radiator, log burner, wood effect laminate flooring, stairs to first floor, doors to reception room one and reception room three.

#### Reception Room One

15'5 x 14'2 (4.70m x 4.32m )  
UPVC double glazed window, central heating radiator and UPVC double glazed French doors to front.

#### Reception Room Three

14'7 x 12'2 (4.45m x 3.71m )  
Two UPVC double glazed windows, central heating radiator and log burner.

### First Floor

#### Landing

Loft access, doors leading to two bedrooms and shower room.

#### Bedroom One

14'3 x 11'3 (4.34m x 3.43m)  
UPVC double glazed window, central heating radiator, exposed beams and door to en suite.

#### En Suite

10'3 x 3'9 (3.12m x 1.14m)  
Hardwood single glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, electric feed shower enclosed, fully tiled elevations and wood effect laminate flooring.

#### Bedroom Two

14'3 x 11'10 (4.34m x 3.61m )  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Shower Room

11'10 x 10'4 (3.61m x 3.15m)  
UPVC double glazed frosted window, central heating radiator, low base WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, fitted storage and wood effect laminate flooring.

### Exterior

Laid to lawn gardens, off road parking, CCTV surrounding the property, access to workshop, double stables, two fields and lake. New roof 18 months ago.

### Workshop

18'0 x 18'0 (5.49m x 5.49m )



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