



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
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.

Keighley Road, Laneshawbridge, BB8 7HX

Asking Price £599,950

A RARE OPPORTUNITY TO DEVELOP A FARMHOUSE, COTTAGE AND LAND WITH PLANNING PERMISSION FOR TWO FOUR-BEDROOM DWELLINGS

Keenans are delighted to present to the market this fantastic development opportunity in the heart of the picturesque village of Laneshaw Bridge. Surrounded by beautiful rolling countryside and being conveniently located for access towards Skipton and Colne, this opportunity is to fully renovate a three bedroom stone build farmhouse, fully renovate a two bedroom stone built cottage attached to the farmhouse, and the development of two four-bedroom dwellings on the land adjacent to the cottage with planning permission granted.

The farmhouse comprises: entrance through the vestibule to the hallway with stairs leading to the first floor and doors leading to the fitted kitchen and a spacious living room. The kitchen has a door to the rear. To the first floor is a landing with doors leading to three bedrooms and a bathroom. There is access from the rear to a substantial cellar.

The cottage comprises: entrance to the living room with door to the kitchen. The kitchen has doors leading to understairs storage, stairs to the first floor and door to the rear. To the first floor is a landing with doors leading to two bedrooms and a bathroom. There is access from the side elevation to a cellar with coal store.

There is land adjacent to the cottage which has planning permission granted for the creation of two detached, four-bedroom family homes. Further information can be found on Pendle Planning Portal.

For further information, or to arrange a viewing, please contact our Pendle team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Keighley Road, Laneshawbridge, BB8 7HX

Asking Price £599,950



- Farmhouse & Cottage
- Fantastic Development Opportunity
- EPC Rating: E
- Land With Planning Permission Passed
- Freehold
- Substantial Cellar
- Council Tax Band: TBC

Farmhouse

Entrance Vestibule

8'11 x 3'11 (2.72m x 1.19m)

Hardwood single glazed entrance door and door to the hallway.

Hallway

12'1 x 8'11 (3.68m x 2.72m)

Central heating radiator, coving, stairs to the first floor and doors to kitchen and reception room.

Kitchen

15'7 x 8'10 (4.75m x 2.69m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, stainless steel sink with double drainer and mixer tap, understairs storage and UPVC double glazed door to the rear.

Reception Room

31'2 x 15' (9.50m x 4.57m)

Hardwood single glazed window, UPVC double glazed window, three central heating radiators, coving, feature open fire and four feature wall lights.

First Floor

Landing

Central heating radiator, loft access and doors to three bedrooms and bathroom.

Bedroom One

15' x 15' (4.57m x 4.57m)

Hardwood single glazed window, central heating radiator and coving.

Bedroom Two

15' x 14'10 (4.57m x 4.52m)

Hardwood single glazed window and central heating radiator.

Bedroom Three

10'10 x 8'10 (3.30m x 2.69m)

Hardwood single glazed window and central heating radiator.

Bathroom

9' x 7'2 (2.74m x 2.18m)

Hardwood single glazed window and central heating radiator.

Cellar

Accessed from the rear of the property. The cellar is a substantial space with various rooms.

Cottage

Reception Room

15'11 x 15' (4.85m x 4.57m)

Hardwood single glazed window, central heating radiator, gas fire and door to the kitchen.

Kitchen

15'11 x 14'9 (4.85m x 4.50m)

Hardwood single glazed window, range of base units, stainless steel sink with drainer, stairs to the first floor, understairs storage and door to the rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

15'11 x 15' (4.85m x 4.57m)

UPVC double glazed window, hardwood single glazed window and central heating radiator.

Bedroom Two

14'11 x 10'5 (4.55m x 3.18m)

Hardwood single glazed window and central heating radiator.

Bathroom

8'3 x 5'3 (2.51m x 1.60m)

Hardwood single glazed frosted window and central heating radiator.

Cellar

15'10 x 14'10 (4.83m x 4.52m)

Accessed from the side elevation. The cellar has access to a coal store (6'8 x 5'6).

Land

Adjacent to the cottage there is land which has planning permission passed for two detached four bedroom dwellings.

