



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) A			77
(81-91) B			
(69-80) C			
(55-68) D	58		
(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.

Dam Head Road, Barnoldswick, BB18 5NH

Offers Over £280,000

AN EXCEPTIONAL FAMILY HOME

Having been updated and presented to the highest standard throughout with an abundance of indoor space, modern fixtures and fittings and stunning features, this exceptional four bedroom detached stone built cottage property is being proudly welcomed to the market in the sought after location of Barnoldswick. Benefitting from an enviable open plan living space, four generously sized bedrooms and two office spaces, this exceptional property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Skipton, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room. The reception room then guides you through to a second living space, study and houses a staircase to the first floor. In between reception room one and the study is a blocked off room which could have the potential to be knocked through, creating a larger study. The study leads on to a WC whilst the second living space leads on to a contemporary fitted kitchen. The kitchen then guides you on to a converted garage which could be used as a third living space and utility room. The first floor comprises of doors on to four generously sized bedrooms, study, WC and shower room. Externally, there is a garden to the rear with paving and laid to lawn areas. To the front, there is a garden off road parking.

For further information or to arrange a viewing please contact our Pendle branch at your earliest convenience.

Dam Head Road, Barnoldswick, BB18 5NH

Offers Over £280,000

 4  1  3  D

- Impressive Detached Cottage
- Original Features
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Abundance of Indoor Space
- Tenure Freehold
- Two Piece Bathroom and WC
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Porch

3'11 x 3'11 (1.19m x 1.19m)
UPVC double glazed lead front door, UPVC double glazed window, tiled flooring, hardwood single glazed frosted door to reception room one.

Reception Room One

16'1 x 14'10 (4.90m x 4.52m)
UPVC double glazed window, central heating radiator, exposed beams, smoke detector, feature wall light, wood effect laminate flooring, open to reception room two, stairs to first floor and oak sliding door to study.

Study

14'4 x 8'11 (4.37m x 2.72m)
UPVC double glazed window, wood effect laminate flooring and door to WC.

WC

8'10 x 4'9 (2.69m x 1.45m)
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, double vanity top wash basin with waterfall mixer tap and wood effect laminate flooring.

Reception Room Two

16'1 x 15'10 (4.90m x 4.83m)
Two UPVC double glazed lead windows, central heating radiator, exposed beams, cast iron multi fuel burner, television point, wood effect laminate flooring and hardwood single glazed door to kitchen.

Kitchen

20'11 x 8'5 (6.38m x 2.57m)
UPVC double glazed lead window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated electric double oven, five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke detector, integrated breakfast bar, tiled flooring, open to utility and door to reception room three.

Utility

7'11 x 5'10 (2.41m x 1.78m)
UPVC double glazed frosted window, central heating radiator, plumbing for washing machine/dryer, tiled flooring and UPVC double glazed door to rear.

Reception Room Three

16'3 x 15'5 (4.95m x 4.70m)
Central heating radiator, Navien boiler, television point and UPVC double glazed frosted patio doors to front.

First Floor

Landing

12'3 x 9'5 (3.73m x 2.87m)
Central heating radiator, loft access, doors to four bedrooms, study, WC and shower room.

Bedroom One

19'11 x 15'4 (6.07m x 4.67m)
UPVC double glazed window and central heating radiator.

Bedroom Two

14'10 x 10'10 (4.52m x 3.30m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'3 x 8'9 (3.43m x 2.67m)
UPVC double glazed lead window, central heating radiator and fitted wardrobes.

Bedroom Four

15'10 x 7'8 (4.83m x 2.34m)
UPVC double glazed window and central heating radiator.

Study

10'9 x 7'8 (3.28m x 2.34m)
Central heating radiator.

WC

5'9 x 2'10 (1.75m x 0.86m)
UPVC double glazed frosted window, dual flush WC, tiled elevations and tiled flooring.

Shower Room

5'9 x 2'10 (1.75m x 0.86m)
UPVC double glazed frosted window, central heating towel rail, double direct feed shower enclosed, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Exterior

Rear

Enclosed garden with paving and laid to lawn areas.

Front

Enclosed garden and off road parking.

