

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

Marsden Farm Court, Nelson, BB9 8DS

Offers Over £399,950

AN EXQUISITE CONVERTED FARM HOUSE
Originally built in 1850, "Marsden Farm Cottage" was renovated entirely in 2022 into an admirable detached family home. The Cottage originally belonged to the farm land attached to Marsden Hall which is situated in the adjacent Marsden Park.

This enviable property on an estate of just 10 houses, is bursting with character and charm as well as having a contemporary finish. Flowing internally with history and style, the Cottage has been refurbished into the most beautiful three bedroom detached property perfect for any growing family to move straight into. With modern fixtures and fittings, beautiful original features and wrap around gardens, this property is a credit to the current owner who has maintained and presented the Cottage to the highest standard! It is situated close to bus routes, local schools and amenities, as well as network links to Burnley, Colne, Skipton and major motorway links. The property comprises briefly: a stunning external oak and stone porch which leads into a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads into a dining room, reception room, utility room and houses a staircase to the first floor. Additionally, the utility room leads in to a downstairs cloakroom. The reception room contains an enviable cast iron wood burning stove and bi-fold doors leading out on to the rear garden patio.

The first floor comprised of a beautiful open landing with doors on to 3 double bedrooms and a family bathroom. Both the second and third bedrooms benefit from fitted wardrobes, whilst the main bedroom leads into a walk-in wardrobe area with a fitted wardrobe and a contemporary fitted en suite shower room. Externally, there is an enclosed wrap around garden to the rear which is laid to lawn with paving, raised flower beds, a water feature, power and access to a detached garage with power, light and electric vehicle charging point.

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- Tenure Freehold
- Off Road Parking With Access To A Detached Garage
- Contemporary Fitted Kitchen
- 8 years warranty left with Global home Warranties
- Council Tax Band E
- Three Ample Sized Bedrooms
- Stunning Wrap Around Gardens
- EPC TBC
- Two Bathrooms
- Ideal Family Home Ready To Move Into

Ground Floor

Entrance

Composite double glazed frosted door to kitchen/diner.

Kitchen/Diner

17'3 x 14'5 (5.26m x 4.39m)

UPVC double glazed window with original stone mullion, UPVC double glazed window, electric central heating radiator, spotlights, smoke alarm, range of grey panelled wall and base units, marble effect work surfaces, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric Indesit oven, integrated Lamona combi oven and microwave, four ring Lamona induction hob with integrated extraction unit, integrated fridge freezer, dishwasher and wine cooler, central Island with breakfast bar, television point, extractor fan, mains smoke alarm, wood effect laminate floor, oak single glazed engraved doors to dining room, reception room, utility room and stairs to first floor.

Dining Room

17'3 x 13'1 (5.26m x 3.99m)

UPVC double glazed window, UPVC double glazed window with original stone mullion, electric radiator, integrated electric meter cupboard, three feature picture wall lights and wood effect laminate floor.

Reception Room

16'10 x 14'3 (5.13m x 4.34m)

Three UPVC double glazed windows, electric radiator, three picture wall lights, television point, cast iron wood burner with granite hearth and tiled surround, wood effect laminate floor and UPVC double glazed bi fold doors to rear.

Utility Room

7'7 x 6'11 (2.31m x 2.11m)

UPVC double glazed window, electric radiator, grey base units, marble effect surface, stainless steel sink with high spout mixer tap, plumbed for washing machine, smoke alarm, extractor fan, wood effect laminate floor, oak door to WC and composite double glazed frosted door to rear.

WC

7'7 x 2'11 (2.31m x 0.89m)

UPVC double glazed frosted window, electric radiator, two piece suite, pedestal wash basin, dual flush WC, extractor fan and wood effect laminate floor.

First Floor

Landing

17'3 x 14'7 (5.26m x 4.45m)

UPVC double glazed window with original stone mullion, two electric radiators, mains smoke alarm, oak double doors to storage cupboard with water tank, oak doors to three bedrooms and bathroom.

Bedroom One

14'3 x 10'1 (4.34m x 3.07m)

Two UPVC double glazed windows, electric radiator, television point and open to walk in wardrobe.

Walk In Wardrobe

6'5 x 5'10 (1.96m x 1.78m)

Fitted wardrobe, spotlights and open to en suite.

En Suite

8'4 x 6'5 (2.54m x 1.96m)

Two UPVC double glazed frosted windows, electric heated towel rail, three piece suite, enclosed double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, low bowl WC, tiled elevation, spotlights, extractor fan and tiled effect lino.

Bedroom Two

13'1 x 8'9 (3.99m x 2.67m)

UPVC double glazed window with original stone mullion, electric radiator and fitted wardrobe.

Bedroom Three

13'1 x 8'9 (3.99m x 2.67m)

UPVC double glazed window, electric radiator and fitted wardrobe.

Bathroom

9'5 x 8'3 (2.87m x 2.51m)

UPVC double glazed frosted window, electric heater, three piece suite, panel bath with direct feed rainfall shower and rinse head, low bowl WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, extractor fan and tiled effect lino.

External

Front

Off road parking, detached garage, Indian stone path and steps with handrail, external oak porch and store, EV power charger and wrap around garden with artificial lawn.

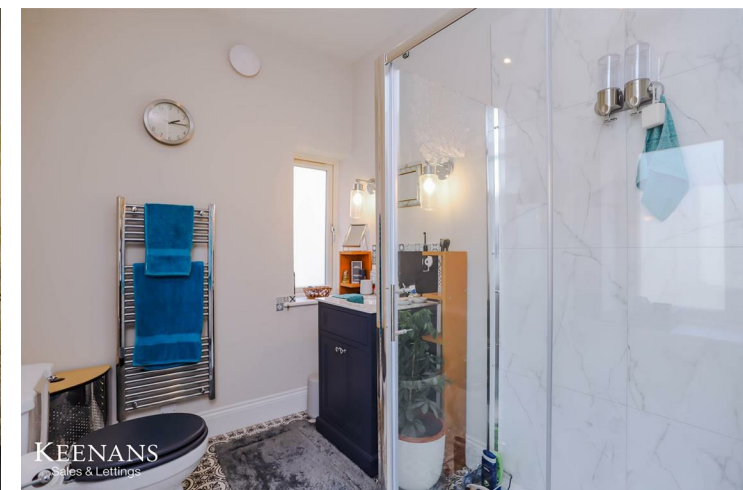
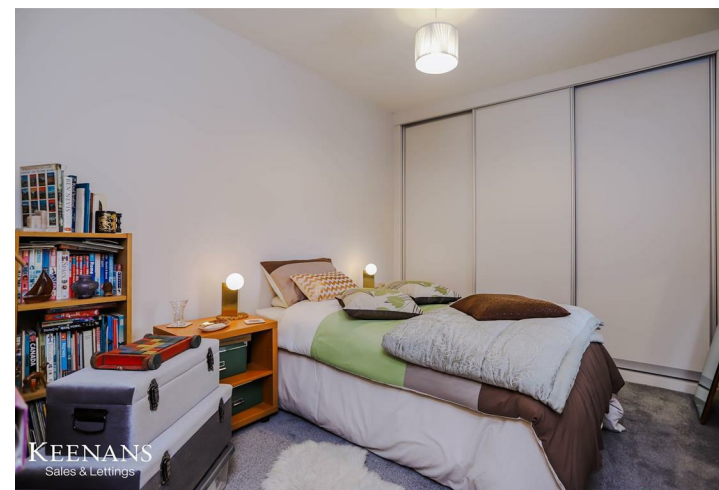
Rear

Wrap around laid to lawn garden with paving, raised bedding with water and power sockets and access to garage.

Garage

16'11 x 11'2 (5.16m x 3.40m)

Power lighting and remote controlled roller door with manual override.



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