



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			90
(81-91) B		73	
(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.

Emmott Lane, Colne, BB8 7EG

£575,000

AN EXCEPTIONAL BARN CONVERSION

Offering an abundance of indoor and outdoor space and situated on an impressive plot, this enviable four bedroom semi detached barn conversion is being proudly welcomed to the market in the picturesque and rural location of Laneshawbridge within Colne. With ample off road parking, enviable panoramic views and stunning original features, this 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 Skipton, Burnley, Haworth and major motorway links. With modern fixtures and fittings, neutral decoration and having been beautifully presented and maintained throughout, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, utility room, WC and second reception room, as well as staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the second floor. The second floor guides you through to a fantastic main bedroom with access to an en suite shower room. Externally there is an impressive wrap around garden with laid to lawn, paving, bedding, stone chip, pond, summer house, detached garage and a courtyard entrance.

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

Emmott Lane, Colne, BB8 7EG

£575,000



- An Exceptional Semi Detached Barn Conversion
- Four Double Bedrooms
- Semi Rural Location
- Stunning Original Features
- Modern Fixtures And Fittings
- Perfect Family Home
- Off Road Parking
- Council Tax Band E
- Freehold
- EPC Rating C

Ground Floor

Entrance

Hardwood double glazed door to the hallway.

Hallway

15'10 x 13'1 (4.83m x 3.99m)

Hardwood double glazed window, underfloor heating, spotlights, smoke alarm, stone flag flooring, oak doors to two reception rooms, kitchen diner, utility room, WC and staircase to the first floor.

Reception Room One

19'2 x 13'8 (5.84m x 4.17m)

Three hardwood double glazed windows, underfloor heating, cast iron multi fuel burner with stone hearth and surround, exposed beams, television and phone point, hardwood flooring.

Kitchen Diner

22'11 x 11 (6.99m x 3.35m)

Hardwood double glazed large barn window, underfloor heating, a range of Siematic white wall and base units, Corian surface, inset Corian sink with mixer tap and Quooker hot water tap, integrated electric Neff oven, Neff combi microwave oven, Neff warming drawer, four ring Neff induction hob, integrated Neff fridge freezer, integrated Neff dishwasher, spotlights, exposed beams, stone flag flooring, UPVC double glazed door to the rear.

Utility Room

7'9 x 7'1 (2.36m x 2.16m)

Hardwood double glazed window, underfloor heating, panelled base units with granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer and freezer, Worcester boiler, stone flag flooring.

WC

7'8 x 4'4 (2.34m x 1.32m)

Hardwood double glazed window, underfloor heating, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, storage cupboard with underfloor heating system, meter cupboard, extractor fan, spotlights, stone flag flooring.

Reception Room Two

12'8 x 7'5 (3.86m x 2.26m)

Hardwood double glazed window, underfloor heating, exposed beams, spotlights, integrated storage, television and phone point, stone flag flooring.

First Floor

Landing

13'10 x 9'8 (4.22m x 2.95m)

Central heating radiator, smoke alarm, under stairs storage cupboard, oak doors to Bedroom Two, Bedroom Three, Bedroom Four, Bathroom and staircase to the second floor.

Bedroom Two

16 x 13'10 (4.88m x 4.22m)

Three hardwood double glazed windows, central heating radiator, fitted wardrobes, spotlights, television point.

Bedroom Three

19'4 x 10'5 (5.89m x 3.18m)

Hardwood double glazed window, Velux window, central heating radiator.

Bedroom Four

12'6 x 11'1 (3.81m x 3.38m)

Hardwood double glazed window, hardwood double glazed arched barn window and central heating radiator.

Bathroom

12'9 x 10'8 (3.89m x 3.25m)

Velux window, two chrome heated towel rails, a four piece suite comprising of a double direct feed rainfall shower enclosure, inset tiled panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, tiled flooring.

Second Floor

Landing

11 x 6'4 (3.35m x 1.93m)

Smoke alarm, doors to Bedroom One and Eaves.

Eaves

24'7 x 5'11 (7.49m x 1.80m)

Bedroom One

17'5 x 13'3 (5.31m x 4.04m)

Velux window, central heating radiator, fitted wardrobe, storage cupboard, phone point, door to the en suite.

En Suite

11'1 x 10'7 (3.38m x 3.23m)

Hardwood double glazed window, heated towel rail, a three piece suite comprising of a double direct feed shower enclosure, dual flush WC, vanity top wash basin with waterfall mixer tap, spotlights, extractor fan, two feature wall lights, wood effect lino flooring.

External

Rear

Wraparound laid to lawn gardens with stone chip driveway, mature shrubs, decking, pond, bedding areas, external tap, summerhouse and countryside views.

Front

Paved courtyard with log store, off road parking and access to the detached garage.

Detached Garage

19'8 x 16'8 (5.99m x 5.08m)

Hardwood double glazed window, power, lighting, water, mezzanine storage space, up and over garage door.

