



Langroyd Road, Colne, BB8 7AN

Offers Over £350,000

AN EXQUISITE GRADE II LISTED FAMILY HOME

Offering an abundance of indoor and outdoor space, enviable original features and flowing internally with character and charm, 'Langroyd Hall Farm' is an exceptional four double bedroom end cottage property which is being proudly welcomed to the market in the sought after location of Colne. With stunning wraparound gardens, additional land and being a complete blank canvas, this property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Barnoldswick, Skipton and major motorway links. The property requires TLC but is the perfect blank canvas for someone to create their perfect home. Benefitting from ample off road parking, three living areas and two bathrooms, this property is an ideal family home, truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, snug, fitted kitchen and staircase to the first floor. The reception room leads on to a separate living area which guides you through to a conservatory. The kitchen leads on to a dining room which houses an additional staircase to the first floor. The first floor benefits from two landings which lead on to four double bedrooms, bathroom and utility room. The main bedroom guides you on to an en suite shower room. Externally there is an enclosed wraparound garden to the rear with laid to lawn, paving, bedding, mature shrubs, added land and gated off road parking.

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

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.

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- Exquisite Grade II Listed End Cottage
- Abundance of Living Space
- Gated Off Road Parking
- EPC Rating Exempt
- Four Double Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Wraparound Gardens and Additional Land
- Council Tax Band G

Ground Floor

Entrance Hall

18'1 x 4'0 (5.51m x 1.22m)

Hardwood front door, central heating radiator, exposed beams, Kamdean flooring, hardwood single glazed double doors to reception room one, hardwood doors to snug, kitchen and hardwood door to stairs to first floor.

Reception Room One

18'1 x 13'9 (5.51m x 4.19m)

Four original hardwood double glazed leaded windows, hardwood single glazed leaded window, central heating radiator, exposed beams, ceiling rose, gas fire with limestone hearth and surround, integrated alcove storage and open to reception room two.

Reception Room Two

11'9 x 6'8 (3.58m x 2.03m)

Hardwood single glazed leaded window, central heating radiator, ceiling rose, understairs storage and hardwood single glazed leaded door to conservatory.

Conservatory

12'11 x 6'10 (3.94m x 2.08m)

Hardwood double glazed window, double glazed roof, wood panel elevations, tiled flooring and hardwood double glazed French doors to rear.

Snug

12'4 x 11'9 (3.76m x 3.58m)

Four original hardwood single glazed leaded windows, central heating radiator, coving, exposed beams, stone fireplace, television point and open to kitchen.

Kitchen

12'4 x 11'9 (3.76m x 3.58m)

Two hardwood double glazed leaded windows, central heating radiator, range of panelled wall and base units with work surfaces, inset stainless steel sink and drainer with high spout mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and microwave, understairs wine cooler, tiled flooring, open to dining room and hardwood single glazed leaded door to rear.

Dining Room

17'11 x 9'8 (5.46m x 2.95m)

Hardwood double glazed leaded window, central heating radiator, exposed beams, integrated storage, hardwood single glazed double doors to stairs to first floor and hardwood door to rear.

First Floor

Landing One

14'7 x 6'4 (4.45m x 1.93m)

Central heating radiator, four feature wall lights, exposed beams, loft access and doors to four bedrooms.

Bedroom One

12'0 x 11'4 (3.66m x 3.45m)

Four original hardwood double glazed leaded windows, central heating radiator, fitted wardrobes, two feature wall lights and door to en suite.

En Suite

6'6 x 6'5 (1.98m x 1.96m)

Two hardwood double glazed leaded windows, central heating radiator, low basin WC, vanity top wash basin with traditional taps, electric feed shower enclosed, tiled elevations, spotlights and tiled effect lino flooring.

Bedroom Two

12'5 x 12'2 (3.78m x 3.71m)

Four original hardwood double glazed windows, central heating radiator, exposed beams and original fireplace.

Bedroom Three

12'9 x 11'6 (3.89m x 3.51m)

Two hardwood double glazed leaded windows, central heating radiator and exposed beams.

Bedroom Four

12'5 x 11'4 (3.78m x 3.45m)

Two hardwood double glazed leaded windows, central heating radiator and fitted storage with spotlights.

Landing Two

7'2 x 2'10 (2.18m x 0.86m)

Doors to family bathroom and utility.

Bathroom

10'2 x 10'0 (3.10m x 3.05m)

Two hardwood double glazed leaded windows, central heating radiator, pedestal wash basin with traditional taps, bidet, low basin WC, wood panel bath with mixer tap and rinse head, wood panel elevations, exposed beams, spotlights and exposed stone wall.

Utility

9'0 x 7'2 (2.74m x 2.18m)

Skylight, central heating radiator, range of wall and base units with laminate work surfaces, integrated washing machine and dryer, over stairs storage and tiled effect lino flooring.

External

Enclosed wraparound garden to with laid to lawn, paving, bedding, mature shrubs, additional land and gated off road parking.

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