



Falcon & Foxglove

Hill Cottage, Off Helvellyn Drive, Burnley BB12 0RP



For sale is this privately built detached property set in over an acre of land with stunning views over open countryside and large living space.

The property consists of three bedrooms, En-suite shower room, spacious lounge, large kitchen dining room, conservatory, family bathroom, utility room and cloakroom.

The property benefits from double glazing, gas central heating, drive and garage. There are extensive views over open countryside and with the addition of the acre of land the property may suit somebody who owns a horse.

- Three Bedrooms
- Spacious Lounge
- Kitchen Dining Room
- Conservatory
- Utility & Cloakroom
- Approx. Acre of Land
- Juliet Balcony to Main Bedroom
- En-Suite Shower Room
- Drive & Garage
- Extensive Views Over Countryside

£495,000



**Falcon & Foxglove Estate Agents Limited,
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Entrance Porch
1.92m x 1.51m (6ft 3" x 4ft 11")

Tiled flooring

Two central heating radiators

Wood beams

Port window

Entrance Hall
3.23m x 2.74m (10ft 7" x 9ft 0")

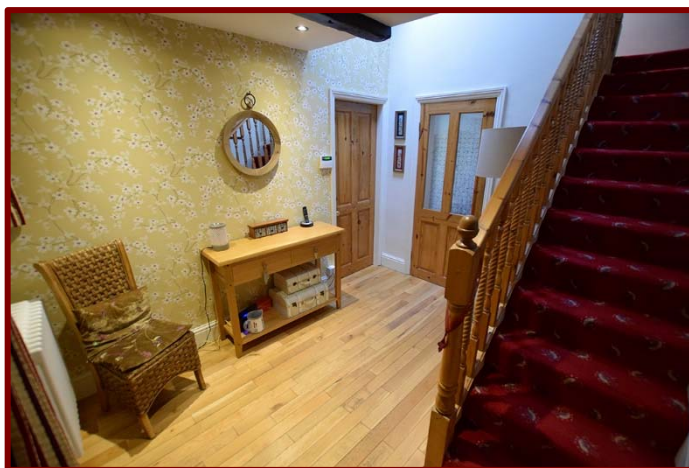
Double glazed window to the front of the property

Wooden flooring

Central heating radiators

Wood beams

Telephone point



Lounge
4.69m x 3.84m (15ft 4" x 12ft 7")

Double glazed windows to the rear of the property

Carpeted flooring

Feature open fire

Wood beams

Central heating radiator

TV point



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Kitchen Dining Room
8.78m x 3.72m (28ft 9" x 12ft 2")

Double glazed windows to the front and rear of the property

Tiled flooring

Bespoke handmade kitchen

Granite work surfaces

Rangemaster dual fuel cooker

Integrated double electric oven

Belfast double sink unit

Kitchen island with inbuilt sink

Integrated dishwasher

Integrated fridge and freezer



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Conservatory
3.75m x 3.39m (12ft 3" x 11ft 1")

UPVC construction with dwarf wall

Tiled flooring

Air conditioner unit

Ceiling light



Utility Room & Cloakroom
3.23m x 1.58m (10ft 7" x 5ft 2")

Double glazed window to the front of the property

Fitted wall and base units

Laminate work surfaces

Vanity unit with hand wash basin

Low level w.c.

Plumbing for automatic washing machine and tumble dryer



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Landing
4.58m x 1.31m (15ft 0" x 4ft 3")

Double glazed window to the front of the property

Carpeted flooring

Wood beams

Bedroom One
4.72m x 3.99m (15ft 5" x 13ft 1")

Double glazed window to the side of the property

Double glazed Patio door with Juliet Balcony

Laminate wood flooring

Fitted wardrobes

Central heating radiator



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Bedroom Two
3.57m x 3.27m (11ft 8" x 10ft 8")

Double glazed window to the front of the property

Wooden flooring

Built in wardrobes

Storage area

Central heating radiator

TV point



En-Suite Shower Room
2.19m x 1.15m (7ft 2" x 3ft 9")

Shower cubicle with thermostatic shower

Vanity unit with hand wash basin and low level w.c.

Vinyl flooring

Extractor fan

Tiled walls

Feature towel radiator

Shaver point



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Bedroom Three
3.71m x 3.37m (12ft 2" x 11ft 0")

Double glazed windows to the side and rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

Wood beams



Bathroom
3.31m x 2.28m (10ft 10" x 7ft 2")

Panelled bath with thermostatic shower over

Vanity unit with hand wash basin and low level w.c.

Feature radiator

Vinyl flooring



Garage
4.83m x 3.28m (15ft 9" x 10ft 9")

Up and over door

Power, plumbing and lighting

Internal door to hallway



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Rear Exterior

Approx. acre of land

Mainly laid to lawn

Decking area

Patio areas

Mature shrubs, plants and trees

Stable block / outbuildings with power and lighting



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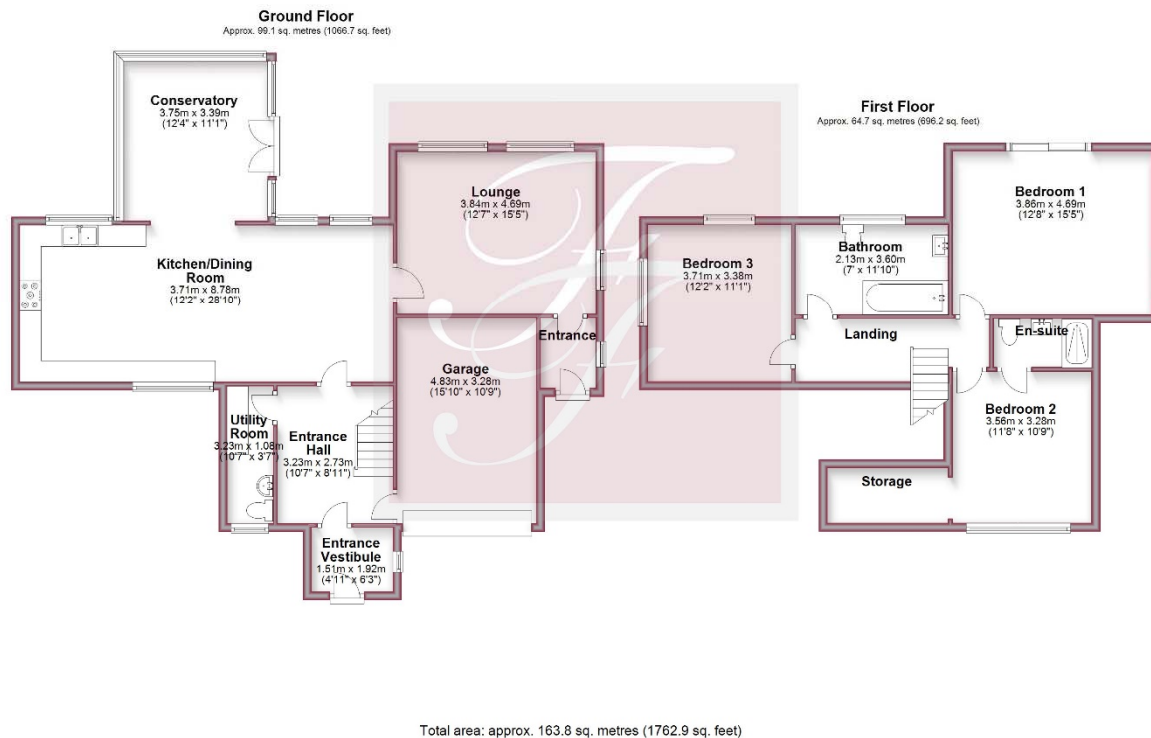
Views



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Please note: Plans are to show room locations only and are not to scale

Directions:- On Helvellyn Drive, between Skiddaw Close and Calva Close is a small road that leads to Ighthenhill Manor House, proceed down this road and follow it to the property.

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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Energy Performance Certificate



Hill Cottage, Ightenhill Park Lane, BURNLEY, BB12 0RP

Dwelling type: Detached house Reference number: 8705-7096-4922-3097-0203
 Date of assessment: 11 February 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 February 2020 Total floor area: 233 m²

Use this document to:

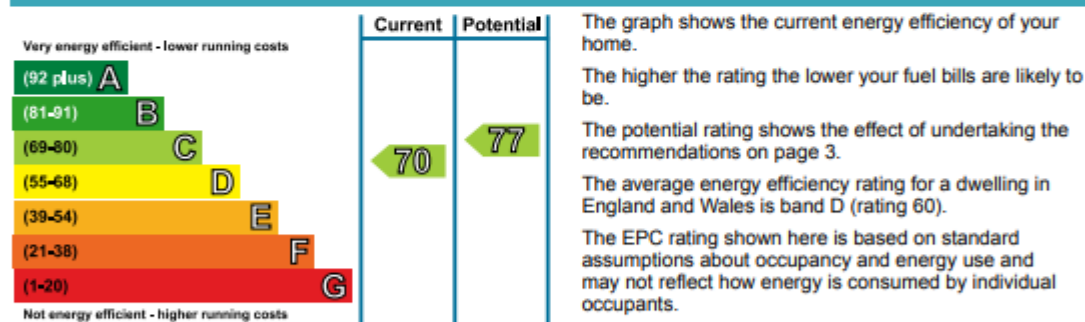
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,935
Over 3 years you could save	£ 441

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 333 over 3 years	
Heating	£ 4,281 over 3 years	£ 3,837 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 4,935	£ 4,494	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 273
2 Heating controls (room thermostat)	£350 - £450	£ 168
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 855

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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