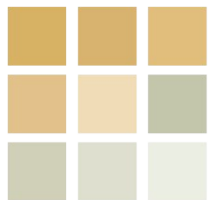




pearson
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5 CROSS LANE
Holcombe, BL8 4LY
Offers Over £450,000

5 CROSS LANE

Property at a glance

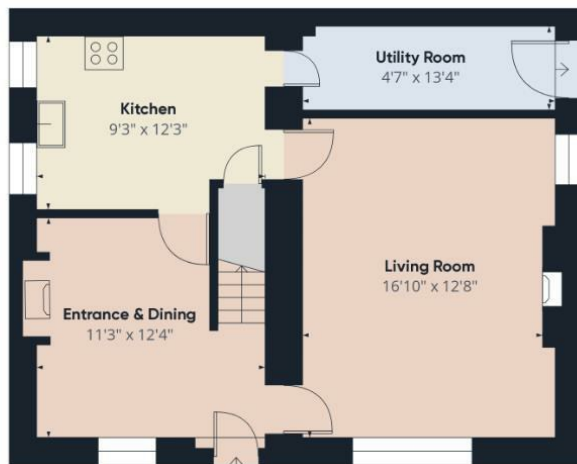
- stone built detached period cottage
- highly regarded setting
- two bedrooms
- recently refurbished
- gas fired central heating
- garage and gardens

Cross Lane, Holcombe village is superbly presented and recently refurbished, two bedroom, detached period cottage with a history believed to date back to the mid 18th Century. The house is set back from Lumb Carr Road and enjoys views over neighbouring countryside to the front and has a further side patio garden and the distinct advantage of a detached garage. The house is double glazed and warmed by gas fired central heating and the accommodation briefly comprises; entrance into the dining room with recessed stone fireplace, stone flagged floor and stairs to the first floor, living room with recessed open fire with stone surround and grate, fitted kitchen with integrated appliances and side utility room, there is a generous landing area, large main bedroom with fitted wardrobes and ensuite wc and wash hand basin, second double bedroom with fitted wardrobes and four piece bathroom suite.

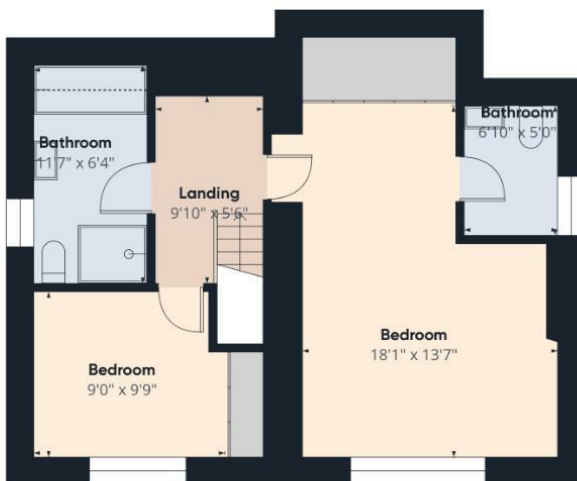
Freehold Property/Council Tax Band F/the property is listed and in a conservation area.







Floor 0



Floor 1

Approximate total area[®]

1036.98 ft²

Reduced headroom

8.23 ft²

(1) Excluding balconies and terraces

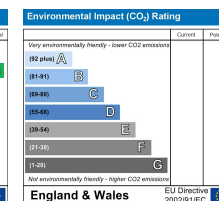
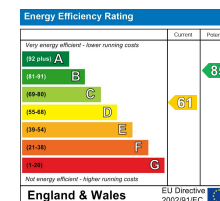
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.