



## Grooms Cottage, Princess Mews Princess Street

£377,000

**\*\* BEAUTIFUL UNIQUE 3 BEDROOM STONEBUILT DETACHED COTTAGE IN TUCKED AWAY LOCATION IN WHALLEY VILLAGE WITH DETACHED GARAGE & INDIVIDUAL FIRST FLOOR LIVING \*\*** Situated in a much sought after location within superb walking distance to the village centre with a fantastic array of amenities on the doorstep.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This beautiful unique stonebuilt detached home is located on Princess Mews, a lovely central spot in a tucked away position to the rear of King Street within the much sought after village of Whalley with attractive aspects across towards Whalley Nab. The property is within superb walking distance to Whalleys vast array of amenities including a variety of shops, restaurants, bars, primary school and Whalley Abbey and it is situated in good walking distance to Whalley train station. There is a wealth of charm, character and great individuality to this home which is incorporated in many ways along with modern comforts and luxuries. The first floor boasts light and airy living space with an impressive full length open plan lounge and dining room with feature pitched ceiling, a useful utility area and an attractive fitted breakfast kitchen with elevated outlooks. A feature picture window on the staircase leads down to the ground floor entrance hallway with stunning solid oak parquet flooring, there are three bedrooms all with fitted wardrobes, the master enjoys under floor heating and there is a superb three piece bathroom. The property would be ideal for anyone looking for a hassle free move and could be an ideal investment opportunity or perfect holiday let or Air bnb with its close proximity to the village and all that's on offer.

Externally to the front of the property is a cobbled driveway leading to a stunning private stone walled patio garden, attractively landscaped with lovely well stocked mature planted borders with shrubs and trees, external security lighting and distant views across towards Whalley Nab. Upon entrance to Princess Mews, there is an impressive large single stonebuilt GARAGE measuring approx. 22'3" x 9'9" with up and over door, power and lighting and ample useful rear storage area. An early internal inspection is highly recommended.

- Beautiful Detached Stonebuilt Home
- Charming Individual Accommodation
- 3 Bedrooms - All With Fitted Furniture
- Large Stonebuilt Garage; Drive
- Sought-After Tucked Away Village Position
- Light & Airy Rear Lounge & Dining Room
- Superb Private Stone Walled Patio Garden
- Lovely Bathroom & B/fast Kitchen
- ideal Investment Opportunity/Holiday Let Or Airbnb
- Hassle Free Purchase; Gas CH & PVC DG



### **Entrance Hallway**

Accoya wood stable style front door, solid oak parquet style flooring, attractive spindle staircase leading to first floor with beautiful feature full length uPVC double glazed window with pleasant outlooks, wall light point, understairs storage cupboard, alarm control panel, panelled radiator.

### **Bedroom One**

11' 9" x 11' 0" (3.58m x 3.35m)

Excellent double room with beautiful stone tiled flooring, bespoke fitted double wardrobes, panelled radiator, uPVC double glazed window with outlooks over garden, under floor heating.

### **Bedroom Two**

11' 9" x 6' 9" (3.58m x 2.06m)

Good sized single room with attractive stone tiled flooring, excellent fitted wardrobes and overhead cupboards and shelving, panelled radiator, uPVC double glazed window.

### **Bedroom Three**

8' 8" x 7' 5" (2.64m x 2.26m)

Good sized single room with attractive stone tiled flooring, fitted double wardrobe and cupboards, panelled radiator, uPVC double glazed window.

### **Bathroom**

Attractive 3-pce white suite comprising pedestal wash basin, low level w.c., beautiful freestanding roll top claw foot bath with mixer tap and hand held shower tap fitment, part tiled walls, useful fitted wall cupboards and excellent built in store cupboard, panelled radiator, uPVC double glazed window, solid oak parquet flooring.

### **Landing**

Utility Cupboard: Excellent storage with shelving, also housing plumbing for washing machine, space for tumble dryer, velux window.

### **Breakfast Kitchen**

12' 8" x 8' 8" (3.86m x 2.64m)

Boasting its first floor position this room is beautifully light and airy and offers an array of fitted wall base and drawer units with complementary laminate working surfaces with tiled splash back and window sill, under unit lighting, stainless steel 1½ bowl sink drainer unit with mixer tap, electric oven and grill with 4-ring electric hob, plumbing for dishwasher, breakfast table, cupboard housing newly installed March 2024 Worcester wall mounted combination gas central heating boiler with a 10 year warranty, feature wood ceiling beams, Amtico tiled flooring, telephone point, uPVC double glazed window with pleasant elevated outlooks.

### **Lounge Open to Dining Room**

20' 3" x 11' 9" (6.17m x 3.58m)

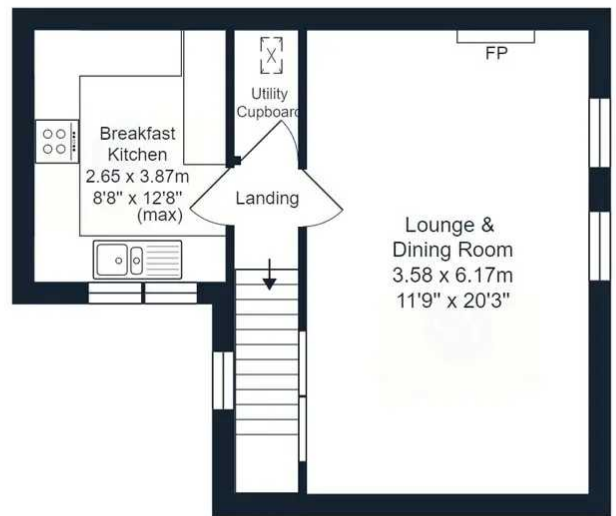
Beautiful open plan first floor living space with a lovely pitched ceiling with feature wood beams, uPVC double glazed windows with elevated outlooks looking across into the village, internal feature glazed window with a pleasant aspect, television point, panelled radiators, attractive Limestone feature fireplace and hearth housing living flame gas stove, wall light points.



GROUND FLOOR



FIRST FLOOR



## Princess Mews, Whalley

Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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