

## Property Particulars

### **Carr Lane Cottages, Carr Lane, Balderstone.**



- **1700's Stone Built Cottage**
- **Three Double Bedrooms**
- **Generous Size Home Office**
- **Useful Utility Room**
- **Outstanding Location & Setting**
- **Cozy Lounge With Open Fire**
- **Great Size Kitchen, Dining & Sitting Room**
- **Gorgeous Reclaimed Oak Panelling to Amazing Reception Hall**

### **Offers in Excess of £480,000**

A great opportunity to purchase a historic semi detached stone cottage in a rural location, in the Ribble Valley. Balderstone having been established in 1246. Set in and being approached by stunning countryside views, where there are other fabulous homes scattered throughout, giving a real country life feel, even before stepping over the threshold! Originally built in the 1700's and offers three good size bedrooms, lounge, study/home office and a lovely family room, kitchen and dining, cozily heated by an oil fired Rayburn. There is a downstairs cloaks WC, well fitted and useful utility room, one main bathroom and an en suite to the master. The entrance hall is breathtaking, being double height, with oak staircase, to a magnificent vaulted and reclaimed oak-panelled ceiling. Attention to detail and quality of finish has been the main focus of the current owners and they have maintained and improved all the many original features this character home has to offer. There is oil fired central heating and double glazing. Outside there is a double height detached garage, lots of parking and beautifully kept gardens.

### Entrance Reception Hall - 16' 7" x 9' 8" (5.05m x 2.94m)

A most impressive entrance hall with York stone flooring, beautiful oak paneling to a bespoke oak staircase, door to front, the original drop latch door reinvented as the door entering the main lounge, doors off.



### Family Room, Kitchen & Dining - 23' 3" x 15' 6" (7.08m x 4.72m)

A great size space with double glazed windows creating great natural light, York stone flooring, a fabulous oil fired Rayburn cooking range, having two ovens and hot plates, which also is responsible for the central heating and hot water. There is a range of wall, drawer and base units with working surfaces, integrated Belfast sink, dishwasher, fridge and bottle fridge. There is plenty of room dedicated to a sitting area and dining, door to Inner Hall.



### **Inner Hall -**

With a solid wooden stable door accessing the rear, York stone flooring, part panelled elevations and door to utility room.

### **Utility room - 14' 3" x 6' 2" (4.34m x 1.88m)**

A lovely bright and useful utility room with a great selection of wall, drawer and larder units, working surfaces and sink unit, double glazed window, tiled flooring, plumbed for washer, space for additional white goods and ceiling light.



### **Downstairs Cloaks WC -**

With a two piece suite comprising low suite W.C. and wash hand basin, maple panel wall, part tiled, tiled flooring, radiator and extractor fan.



### **Main Lounge - 15' 2" x 13' 9" (4.62m x 4.19m)**

A beautiful and cozy lounge with a Victorian Coalbrookdale cast iron inset open fire with timber framing, oak skirting boards, oak detail above window and beamed ceiling, double glazed window and door to Home Office/Study.



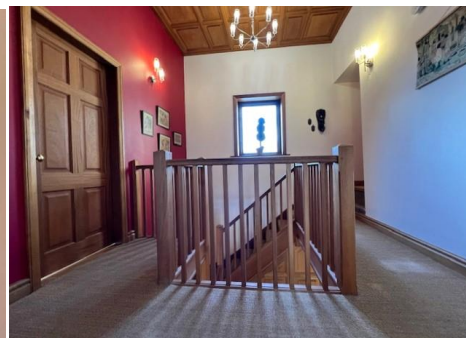
**Home Office/Study - 15' 2" x 7' 8" (4.62m x 2.34m)**

With two double glazed windows, oak skirting boards, radiator, ceiling light and large loft access point with retracting ladder and loft is boarded.



**First Floor Landing - 11' 4" x 9' 6" (3.45m x 2.89m)**

A breathtaking landing with a reclaimed oak panelled double height ceiling, the oak having been repurposed from Preston Royal Infirmary's nurses quarters, an oak Minstrel Gallery landing with double glazed window and being split level, doors off.



**Bedroom One - 17' 0" x 15' 7" (5.18m x 4.75m)**

A decadent Master bedroom with two double glazed windows, laminate flooring, radiator, ceiling light and doors off to a dressing room and ensuite.



**Dressing Room - 7' 0" x 6' 0" in to wardrobe depth (2.13m x 1.83m)**

With bespoke oak fitted wardrobes and airing cupboard, ceiling light.

**En-suite - 8' 7" x 7' 0" (2.61m x 2.13m)**

With a stylish three piece bathroom suite comprising low suite W.C. pedestal wash hand basin and double curved glazed shower enclosure with tiled elevations and mains shower, remaining suite with half tiled elevations and tiled flooring, radiator, double glazed window and extractor fan.



**Bedroom Two - 15' 3" x 14' 2" (4.64m x 4.31m)**

Another lovely double bedroom with maple wooden flooring, double glazed window, ceiling light and radiator.



**Bedroom Three - 15' 2" x 8' 5" (4.62m x 2.56m)**

A good size double bedroom with maple wood flooring, two double glazed windows, radiator and ceiling light.



**Family Bathroom - 10' 0" x 7' 7" (3.05m x 2.31m)**

With four piece suite comprising roll top and claw foot free standing bath, low suite W.C. bidet and pedestal wash hand basin, half maple panelled elevations and maple wooden flooring, two double glazed windows and radiator.

### Outside -

On approach there is a granite set parking courtyard with room for several vehicles accessing the detached double garage, past the garage is an additional driveway.

### Frontage & Courtyard Parking - Pagoda Patio –



### Gardens -

The gardens extend to the front, side and rear of this wonderful home providing uninterrupted country vistas. There are stone pathways around the property accessing the lawn gardens, patio areas and outdoor entertaining space and Pagoda covered breakfasting area. Whether it's the tranquil rural setting or the soothing sounds of the meandering brook you will be enchanted by such lovely grounds.



**Detached Garage - 20' 5" x 17' 5" (6.22m x 5.30m)**

With vehicular access, personal side door and cleverly designed to be double height detached garage with power and light.

**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**