

Property Particulars

Beacon Cottage, Carr Lane, Balderstone.



- **Fabulous Small Holding Circa 1 Acre**
- **Stone Built Semi Detached Cottage**
- **Currently Three Bedrooms With Two Further Loft Rooms - Perfect For Master Suite**
- **Spacious Lounge**
- **Sought After Ribble Valley Location**
- **Arranged Over Three Floors**
- **Idyllic Setting**
- **Dining Kitchen**

Offers in the Region Of £550,000

A great opportunity to purchase a most unique property being situated on a country lane in the rural setting of Balderstone, in the most popular and desirable location of 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! This lovely home has lots to offer. The property sits within a small holding of approximately an acre with outbuilding for chickens, geese, and goats. a stable block and a great size outbuilding providing a triple garage with car lift. There is also a great workshop across the lane within a strip of land also included within the sale. The cottage has so much further potential and currently offers three double bedrooms, family bathroom, en suite, spacious dining kitchen and a lovely cosy and bright lounge. There are also two further loft rooms perfectly placed to be altered to create a fabulous master bedroom suite, or indeed a five bedroom home, subject to any necessary planning consent. The property has oil fired central heating, LPG and is served by a filter bed septic tank. The setting is idyllic and is approached by long established country lanes and open fields. There are good main road and excellent motorway connectivity providing the very best of both worlds.

Entrance Porch -

Providing front space as a utility room, door access to front and door to hall

Entrance Hall -

Being open plan to lounge, stairs to first floor and doors off.



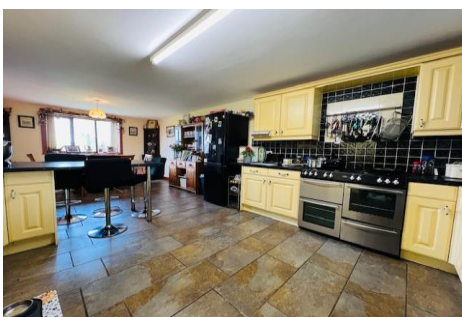
Lounge - 18' 11" x 12' 9" (5.76m x 3.88m)

A lovely room with a cast iron multi fuel stove, double glazed window to the rear, radiator, ceiling light and door to dining area.



Kitchen/Diner - 25' 2" x 12' 4" (7.66m x 3.76m)

A lovely open space with a good size farmhouse kitchen with wall, drawer and base units with contrasting working surfaces, Chinese slate flooring and breakfast bar peninsular, cooking range and space for appliances. The dining area looks over the rear plot and fields beyond.



Ground Floor Shower Room -

A wet room area with wash hand basin and low suite W.C.

First Floor Landing -

With ceiling light, doors off and doorway accessing staircase to second floor.

Bedroom One - 18' 1" x 9' 6" (5.51m x 2.89m)

With uPVC double glazed window to the front, laminate flooring, fitted wardrobes and door to ensuite.



En-suite -

With a quadrant glazed shower compartment and mains shower, pedestal wash hand basin and low suite W.C. radiator and opaque double window glazed to the rear.

Bedroom Two - 13' 9" x 9' 4" (4.19m x 2.84m)

With uPVC double glazed window to the front, laminate flooring, radiator and ceiling light.



Bedroom Three - 12' 4" x 11' 2" (3.76m x 3.40m)

With uPVC double glazed window to the rear overlooking the rear gardens and open fields beyond, laminate flooring, fitted wardrobes, radiator and ceiling light.

Bathroom -

With a three piece suite comprising panelled bath with shower over and glazed screening, pedestal wash hand basin and low suite W.C. radiator.



Second Floor -

With turning back staircase to the additional two loft rooms, both with Velux windows.



Outside -

This property has an enviable, versatile and tranquil plot with gardens, paddock, additional land strip with large metal frame out building and a fabulous triple solid structure detached garage and a small double stable. Whether you would adapt an outbuilding into a self contained annex (subject to any necessary permissions) Airbnb, gymnasium or man cave, the choices are endless.



Workshop



Garage

Disclaimer –

The information displayed about this property within these particulars 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