

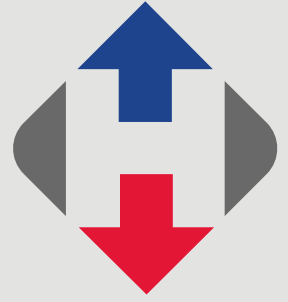
10 GOOSE LANE COTTAGES CHIPPING PR3 2QF

£219,000



- Stonebuilt 3-storey mews house
- Stunning open views
- 2 double bedrooms
- Lounge with log burner
- Kitchen with appliances
- Private parking for 2 cars
- Beautiful rural setting
- 79 m2 (845 sq ft) approx.

A stonebuilt mews house which offers fabulous views across the surrounding Forest of Bowland countryside and Wolf Fell. The building was converted from an original mill worker building in 1998, with the attractive row of properties set in their own grounds and only a short distance from Chipping village which offers a good range of amenities including a pub, school, church and shops. The nearby market towns of Longridge, Clitheroe, Whalley and Garstang provide further local amenities and easy access to the motorway network for commuting further afield.



The property has accommodation arranged across three floors with high ceilings and glazed internal doors providing light airy accommodation throughout. To the ground floor there is an entrance hall with stairs leading to the first floor. The kitchen is to the front and offers superb views and a range of integrated appliances. The spacious lounge is at the rear with feature central modern log burning stove. On the second floor there are two double bedrooms and a 3-piece bathroom with shower over the bath.

Outside, Goose Lane Cottages is set within its own grounds with lawned areas with a sweeping driveway and visitor parking. Beyond a lawned front garden area, number 10 has its own gravelled driveway providing private parking for 2 cars with planted borders and flowerbeds.

LOCATION: Travelling into Chipping from the Clitheroe/Whalley direction turn left in front of The Sun Inn into Windy Street. Proceed straight on passing the school and as you leave the village carry straight on for half a mile and Goose Lane Cottages are on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: Through half-glazed modern PVC front door with corner staircase off to first floor with spindles and balustrade, extensive range of built-in storage cupboards and shelving, understairs cloaks storage area and space for tumble dryer.

FIRST FLOOR:

LANDING: With return staircase off to second floor with good-sized understairs storage cupboard.

LOUNGE: 3.8m x 4.1m (12'7" x 13'3"); with 2 windows, feature central modern cast iron log burner set on glass hearth, television point and laminate flooring.

KITCHEN: 2.9m x 2.4m (9'5" x 7'11"); with a fitted range of white gloss wall and base units with dark wood effect laminate work surface and tiled splashback with under unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven with 4-ring ceramic hob with extractor over, integrated fridge, freezer and washing machine, recessed spotlighting and stunning views across open countryside towards Wolf Fell.





SECOND FLOOR:

LANDING: With spindles and balustrade, loft access and recessed spotlighting.

BEDROOM ONE: 3.9m x 3.3m (12'8" x 10'11"); with 2 windows to front elevation offering excellent views across the Forest of Bowland countryside towards Wolf Fell.

BEDROOM TWO: 3.9m x 2.3m (12'9" x 7'6"); with 2 windows.

BATHROOM: 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap, panelled bath with thermostatic shower over, glass screen, fully tiled walls, tall chrome heated ladder style towel rail, tiled floor and airing cupboard housing hot water cylinder.

OUTSIDE: Goose Lane Cottages is set within its own grounds with a sweeping driveway leading to each property. There are communal visitor parking bays, bin stores and lawned areas.

No.10 has its own gravelled driveway providing private parking for 2 cars, bordered by flowerbeds and a front lawn.



HEATING: Economy 7 heating system with log burner in the lounge and PVC double glazed windows.

SERVICES: Mains water, electricity and drainage are connected. Gas is not available in this location.

COUNCIL TAX BAND D.

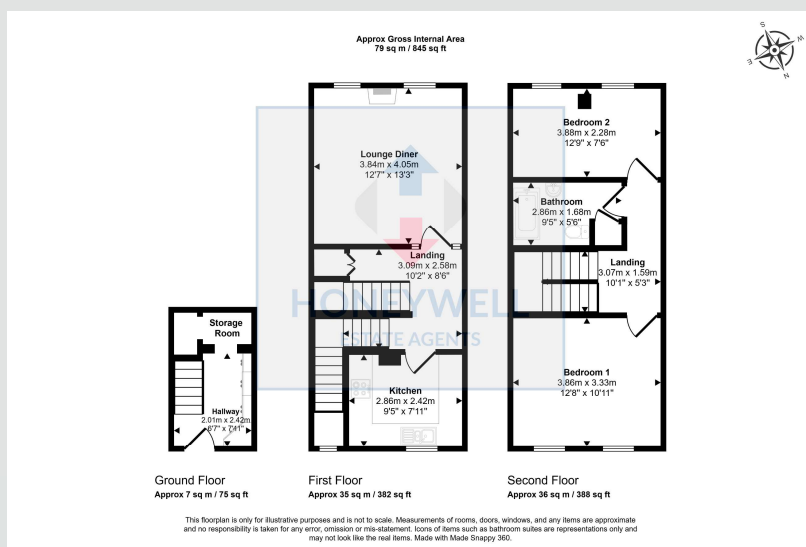
EPC: The energy efficiency rating for this property is D.

TENURE: Leasehold property with a 999 year lease plus a Share of Freehold within a block of four similar properties. No ground rent. £15 per month service charge payable to the Resident's Management Company for grounds maintenance.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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CD/CJ/010925

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