



### 3 Talbot Street, Chipping

Offers Over £250,000

A one off and truly unique gem, Towns Hall represents truly the quintessential English Country Cottage located in arguably one of Lancashire's most picturesque villages benefiting from a vibrant population with a wealth of social activities ranging from church to public houses, a tea room and farm shop along with the annual Chipping Steam Fair and Agricultural Show.

The property is believed to date back to the 17th century and was originally utilised as The Clerk's House for the nearby running of the market and more recently was utilised as a butcher's shop which is still evident from the name over the front door. The cottage has been lovingly modernised to a contemporary style benefitting from large amounts of incoming natural light and close to all local amenities and within easy access to the market towns of Longridge and Clitheroe.

All enquiries, viewings and any other aspects of the sale are being handled exclusively by our partner agent Go Estate Agency, Longridge.



### 3 Talbot Street, Chipping

From the road accessed through a timber glazed entrance door leads directly into; Kitchen/diner with window to the front of the property, light grey painted solid wood units with contrasting speckled worktops, integral appliances to include electric cooker, induction hob and extractor with Belfast type sink unit, plumbing for washing machine, dishwasher and space for fridge/freezer and finished with tiled splash-backs, original beamwork to ceiling, further timber double glazed window to the side of the property and stairs leading to the first floor with a handy under stair storage cupboard.

To the first floor can be found an impressive sitting room bathed in natural light from double glazed windows to three sides and a further timber double glazed door leading to the rear flagged garden area. To the ceiling can be found the original split oak and beamed ceiling, stone fire surround with tiled hearth and inset multi-fuel stove along with central heating radiators and a further secondary staircase with understairs store leading to the second floor.

To the second floor can be found an open landing with loft access, exposed beamwork and doors leading to; Front bathroom which comprises of a large cubicle shower with tiled seat with large rainforest shower head and further wall-mounted shower head, low level WC and vanity style wash hand basin with part tiled walls, chrome heated towel rail, exposed beamwork to ceiling, spotlighting and extractor fan. From the landing can be found: Master bedroom with timber double glazed window to the side of the property, Heritage Velux window to the front, exposed beamwork, a range of centre lights along with a further wall-mounted electric heater. The second bedroom comprises of a walk in wardrobe area, a timber double glazed window to the side of the property, Heritage Velux window to the rear and exposed beamwork to ceiling with wall mounted electric heater and ceiling mounted light and further range of wall lights.

Externally the property accesses directly onto the public highway and the heart of the village of Chipping and within a matter of two or three minutes can be found the fantastic Lancashire Fells. To the side of the property is a flight of stone steps leading to the rear flagged patio area providing a beautiful enclosed garden area with views down into the village and towards the Lancashire Fells.

#### Services

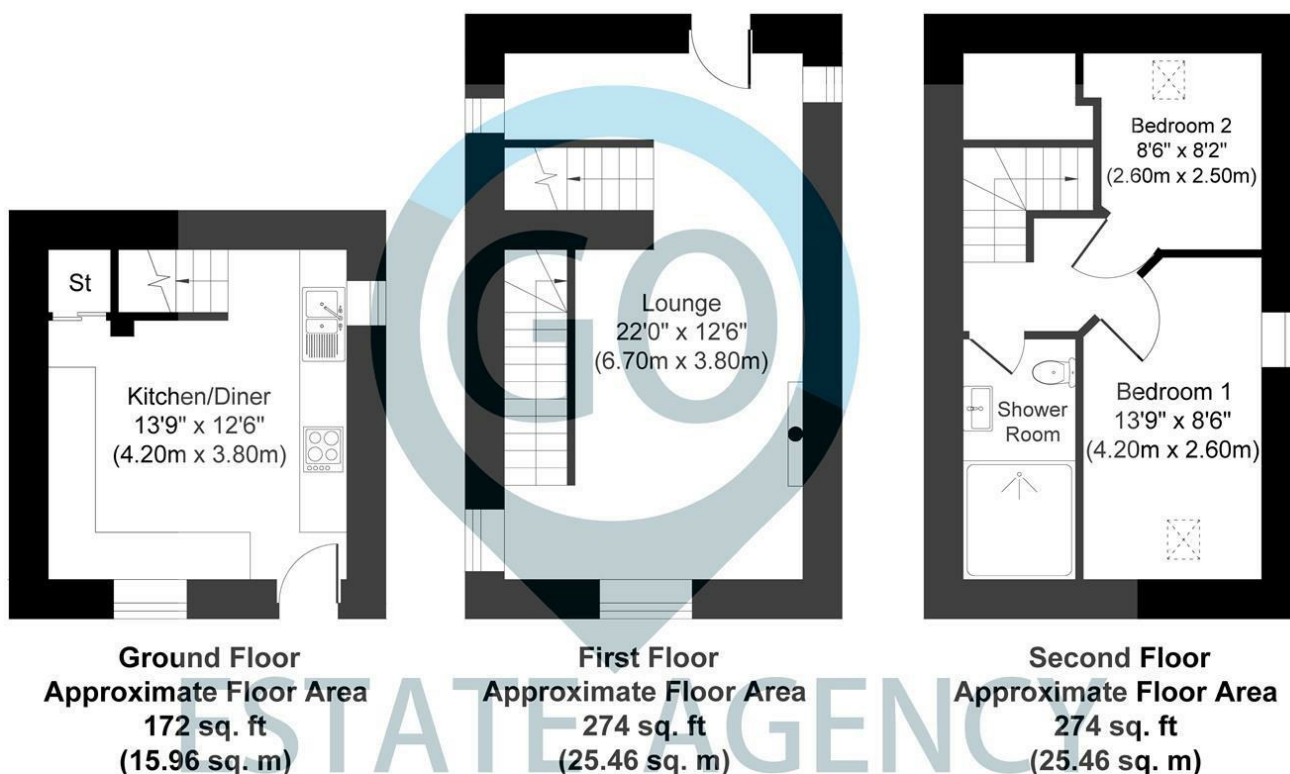
Mains water, electric and drainage. Electric radiators and appliances.

EPC rating - G

Property tenure - Freehold

Council tax band - C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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