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White Cottage, Pleasington Lane, Feniscowles BB2 5EW
Offers in the Region of **£1,000,000**

tel. 01254 828810

Stretching over 3800 sq ft is this magnificent detached property set in beautiful grounds with the River Darwen bordering the gardens. White Cottage is set off Pleasington Lane and boasts ample living accommodation over two floors which has been lovingly restored, extended and refurbished to the highest of standards by its current owners. Internally the property enjoys five bedrooms, four bathrooms, four reception rooms and large entertaining kitchen area.

Externally the property is set in stunning grounds bordering the River Darwen with sweeping lawned gardens and patios, open views, gated driveway and detached double garage and workshop. Very rarely does a property of this calibre come to market, early viewing is highly recommend to appreciate what this exclusive property has to offer.

The property has retained all of its original period features that have been further enhanced with an array of luxurious modern touches and decor throughout. The generous ground floor living space features the properties main lounge that offers feature stone open fireplace, large bay with window seating, beamed ceiling, panelled walls and ample natural light flooding the room. The adjoining dining room pours out onto the large patio area and enjoys exposed brick walls, lift to first floor, tiled floor and access into the inner hallway with hand painted stone effect walls and staircase to first floor.

The kitchen/diner has been masterfully created boasting a large range of bespoke made base and eye level units, range of integrated appliances including Rangemaster style oven with induction hob, large central island with bar seating, granite worktops, Belfast sink and secondary sink, vaulted dining area with French doors onto the patio and door into the well equipped utility room. This fantastic space for entertaining is a true credit to the owners. The ground floor further hosts a snug for cosier evenings to enjoy the log burning stove, downstairs wc and rear porch.

The first floor is welcomed by an L shaped landing with access into all bedrooms and ample storage cupboards. The principal bedroom has its own balcony taking advantage of the beautiful open views across the gardens and adjoining fields down to the River Darwen. Bedroom's one, two and three all enjoy 3pc en suite shower rooms with tiled walls and floors and high quality fixtures and fittings with bedrooms four and five having the use of the tastefully finished family bathroom.

Externally, the property truly comes into its own and lies in of the most beautiful plots within the area with the River Darwen nestling into the garden and open views towards Pleasington. The property has gated access off Pleasington lane with an initial parking area leading to the detached double garage with a sweeping driveway down to the entrance of the property. There is a large patio area with ample outdoor seating, mature borders and hedgerows and extensive lawned gardens leading down to the river with further patio seating and terraced views over the river. Fishing right are also included within the properties title deeds.

The village of Pleasington has services that you would associate with a larger village, namely the Golf Club, two Public Houses, a Railway Station with links to Blackburn and Preston as well as farther afield and the Priory which is the Grade I listed Church. There are also a number of excellent Schools in the locality as well as superb access to the M65 motorway.

Services

Mains water, mains electricity, mains gas, drainage to Septic tank.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

TBC.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.

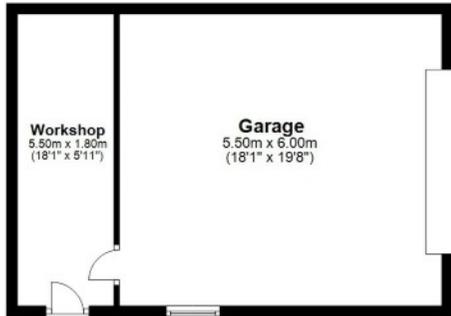


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Ground Floor

Approx. 210.2 sq. metres (2340.6 sq. feet)



First Floor

Approx. 137.2 sq. metres (1477.3 sq. feet)



Total area: approx. 355.4 sq. metres (3825.9 sq. feet)





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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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