

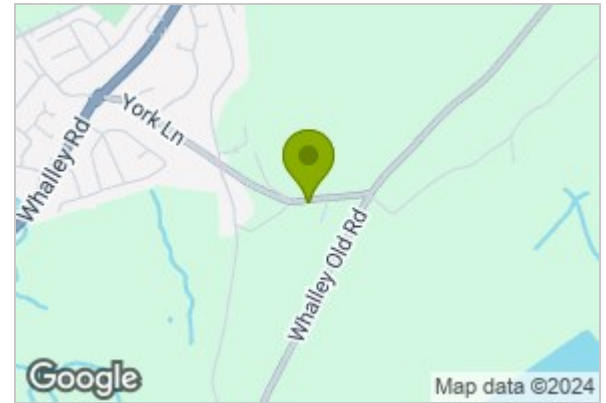


Tacklers Cottage 7 York Lane, Langho, BB6 8DT
£349,995

Tacklers Cottage 7 York Lane, Langho, BB6 8DT

Athertons Property & Land are delighted to bring to market this truly outstanding cottage of exceptional size and quality benefiting from beautiful open aspects to the front towards Stonyhurst College, Waddington Fell and on towards the Yorkshire Dales. This fabulous garden fronted cottage is situated in York Village, just a short walk from Langho centre with a Primary School, Train Station, Pharmacy, Convenience Store and Recreational Areas.

The cottage enjoys recent refurbishment throughout including a new kitchen and en-suite as well as off-road parking, Oak doors throughout and beautifully finished décor and space throughout. The property occupies a most delightful rural location offering tranquillity and privacy whilst affording the benefits of a pleasant neighbourly community. Without a doubt a leading example of its type, the property is finished to an exceptional standard throughout and features; stone fireplaces, original flagged floors, beamed ceilings, panelled walls, tasteful décor, South-Facing garden, off road parking, stunning countryside views and much more.



Total area: approx. 124.0 sq. metres (1335.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
	66		84
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

53 King Street, Whalley, Lancashire, BB7 9SP

Tel: 01254 828 810 Email: whalley@athertons-uk.com

www.athertons-uk.com