



A picture book cottage set in the most delightful location, situated on the edge of this very popular little village. Only a short drive to Longridge it also benefits from a short drive to the M6 and Preston City centre to the South. It is detached and sits in generous gardens to the side and rear with a detached garage.

Surrounded by beautiful open countryside, the property is of considerable age and dates back to the early 1800's although there are more recent extensions with kitchen open into dining area, utility & WC, separate dining room with a fabulous cast iron range being the centre piece of the room, lounge and conservatory on the ground floor.

A feature stone wall leads upstairs to the first floor where there are three large bedrooms and a spacious bathroom.

Total Gross Internal Area - 1,635 Sq Ft (151.9 m2)

Light and airy throughout - unusual for such an old cottage, the property is immaculately presented with modern kitchen and bathrooms that blend well with traditional beamed ceilings, tiled floors and solid oak door frames and doors. Additionally, it is set up with B4RN fibre broadband providing 1GB data.

The kitchen is fully fitted with integrated appliances and a wood burning stove for cosy winter evenings. The utility room which leads into a WC & shower wet room with electric under floor heating is to the side of the entrance door.

The lounge with its spine beamed ceiling & large stone fireplace and hearth, opens into a huge conservatory / orangery which again opens onto the mature lawned gardens and patio which face the West and South - perfect.

All the bedrooms are good sized doubles with access to the boarded loft from one of the front bedrooms. The family bathroom comprises a lovely white suite with freestanding bath, vanity sink unit, WC and double shower cubicle.

Outside, again is immaculately kept & managed. A stone set driveway with parking for 3 cars leads to a detached garage at the side. Flagged flooring takes you round to the patio at the rear with a manicured lawn with mature hedgerow boundary at the back. To the side and rear is another lawned area and then the cottage vegetable garden complete with greenhouse, fruit shrubs and raised vegetable beds - all planted up and ready to grow!

This property is a caricature of itself - an idyllic chocolate box country cottage set in some of England's finest countryside yet with all modern conveniences and in an immaculate condition throughout.

Services

LPG fired central heating, kitchen hob & gas fire, mains water (metered) and also a borehole supply from the rear garden which isn't currently filtered but ideal for gardening etc, drainage to sewage treatment plant which was installed in 2020.

Tenure

We understand from the owners to be Freehold

Energy Performance Rating

TBC.

Council Tax

Band D.

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 1.30pm

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

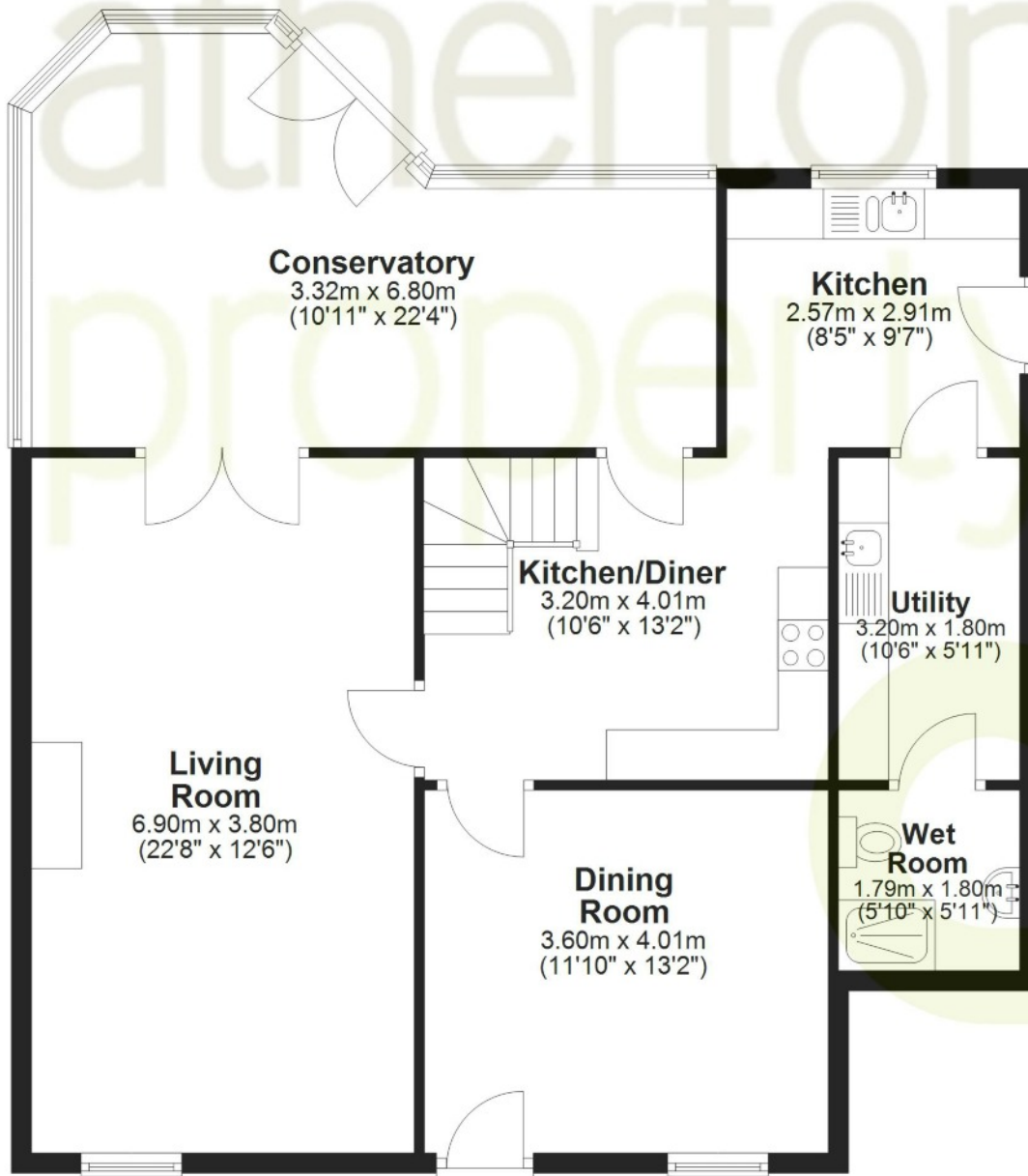
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 95.0 sq. metres (1022.2 sq. feet)



First Floor

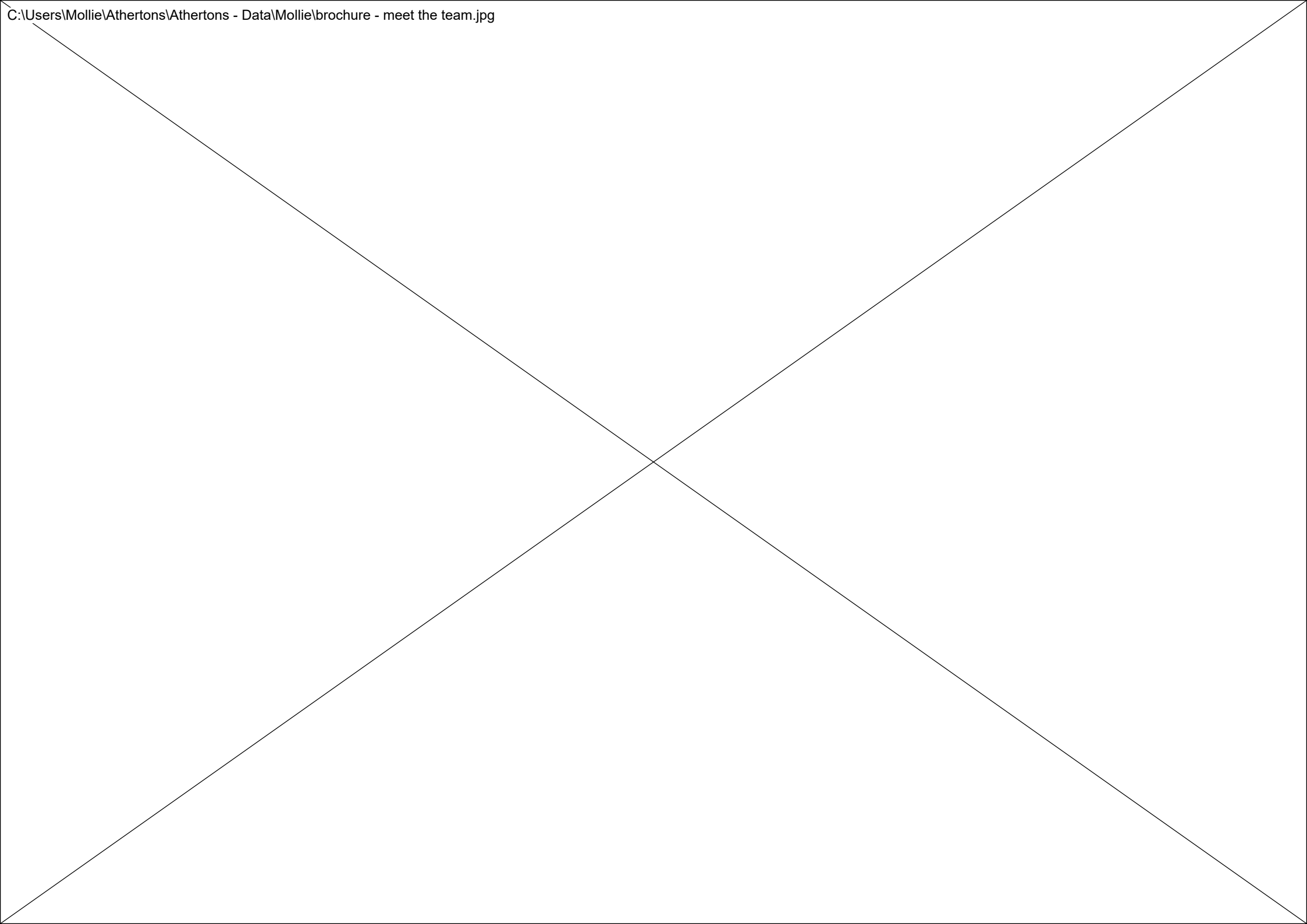
Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)







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