



Keepers Cottage Northcote Road, Old Langho, BB6 8BD  
Guide Price £450,000



# Keepers Cottage Northcote Road, Old Langho, BB6 8BD

A rare opportunity to purchase a property that has the potential for a range of different uses in a semi rural location near to Brockhall Village. At present there is an extended stone built property that has been used as a Bed & Breakfast business with a total of seven bedrooms, large lounge, dining room and kitchen all set within ½ acre of land (currently used for commercial storage of caravans).

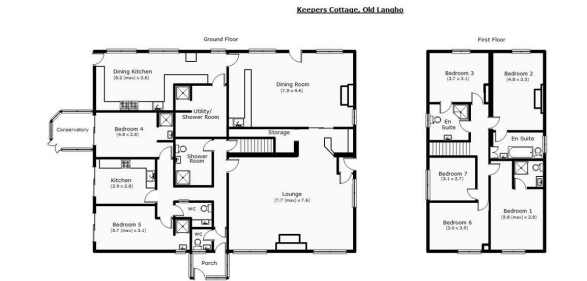
Offering a total internal floor space of 306m2 (3250 Sq Ft) and with potential to extend, the property could be converted to flats, a restaurant, bed & breakfast or even to a large private residence.

There has previously been a planning consent for three holiday homes that has expired but could potentially be renewed to run in conjunction with the main property.



- Breakfast Kitchen**  
26'10" x 11'9" (8.2m x 3.6m)
- Store / Utility Room**  
10'2" x 10'10" (3.1m x 3.31m)
- Dining Room**  
24'7" x 14'9" (7.5m x 4.5m)
- Lounge**  
25'7" x 18'8" (7.8m x 5.7m)
- Hallway**
- Bedroom One**  
18'0" x 9'6" max (5.5m x 2.9m max)
- Separate WC**
- Kitchen**  
12'5" x 9'2" (3.8m x 2.8m)
- Bedroom Two**  
15'8" x 8'10" (4.8m x 2.7m)
- Conservatory**  
9'10" x 9'2" (3m x 2.8m)
- Porch**
- WC**
- First Floor**

- Landing Area**
- Bedroom Three**  
12'5" x 9'10" (3.8m x 3m)
- Bedroom Four**  
9'10" x 8'10" (3m x 2.7m)
- Bedroom Five**  
19'0" max x 12'5" (5.8m max x 3.8m)
- En-Suite Shower Room**
- Bedroom Six**  
15'5" x 10'9" (4.7m x 3.3m)
- En-Suite Bathroom**
- Bedroom Seven**  
12'1" x 9'10" (3.7m x 3m)
- En-Suite Jack & Jill Shower Room**
- Outside**
- Other Information**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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