



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £195,000 Freehold

Charming 1798 Dolphinhholme cottage with modern upgrades and original features. Two bedrooms, stylish kitchen, exposed stone wall, sash windows, and stunning fell and coastal views. Ideal for first-time buyers, downsizers, or Airbnb. Early viewing recommended.

- A beautifully presented Cottage
- Fully refurbished
- Two bedrooms
- Two parking spaces to front
- Front views of the fells
- FREEHOLD tenure

Some properties are full of character, and some properties are full of both character and charm. This little beauty in Dolphinhholme, in our opinion, oozes both by the bucket load.

Built in 1798 to accommodate workers from the Dolphinhholme Worsted Mill, this mid-terrace cottage offers elevated views over the fells to the front and, on a clear day, sweeping coastal views to the rear. Many original features remain, but the home has been fully modernised in recent years, allowing the occupiers to enjoy modern comforts while preserving its heritage.

When trying to list what has been upgraded, it's easier to say what hasn't been done — but we'll give it a go! Aesthetically and structurally, there's a new roof plus new doors and sash windows. The sash windows retain that authentic country cottage feel while offering excellent sound and draught proofing.

Stepping through the front door into the living room, the tiled flooring throughout the ground floor makes cleaning a breeze — especially after muddy country walks or for those four-legged friends. A feature exposed stone wall adds a delightful traditional-yet-modern twist, and the capped open fireplace (currently used with a bio-ethanol fire) could easily be reinstated to house a multi-fuel stove or electric fireplace. Light and airy yet cosy and quiet, this room is ideal for entertaining or relaxing. Exposed beams and a beautiful oak mantel sit above the fireplace, and an electric radiator provides heating.

In the kitchen, you'll find a newly fitted range of base units with Shaker-style cabinetry, complemented by oak block worktops for a modern take on the country look. Integrated appliances include a fridge-freezer, washing machine, slimline dishwasher, electric oven, and hob. Additional cabinetry beneath the stairs provides useful storage. A door leads into the rear porch and out to the patio and communal garden beyond.

Upstairs, there are two bedrooms and a Jack-and-Jill shower room. The primary bedroom is a generous double, with sash windows framing elevated views of the fells. Directly opposite is the Dolphinhholme Bowling Club and village hall. Alongside ample space for furniture, there's a fitted cupboard housing the recently installed water heater. The second bedroom is a comfortable single, with a window overlooking the communal garden and far-reaching views toward the coast.

The recently fitted shower room features a double shower cubicle, WC, and wash basin.

Overall, this is, in our opinion, a stunning little home — perfect for first-time buyers, downsizers, or even as an Airbnb. The current owner has meticulously designed and curated this property into a true oasis. We doubt it will be on the market for long, so early viewing is highly recommended.

Council Tax Band: B (Lancashire County Council)

Tenure: Freehold

Garden details: Private Garden

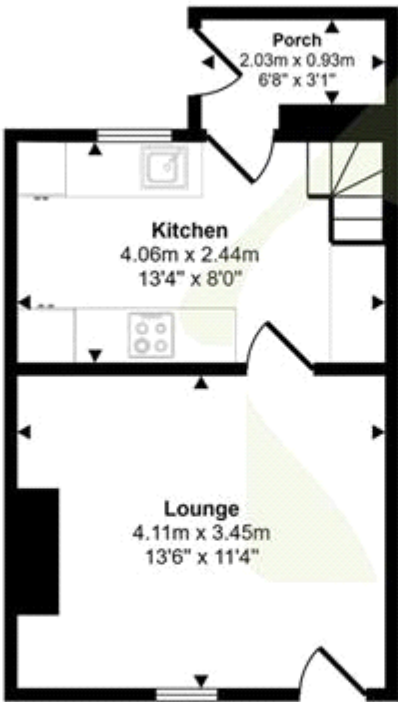




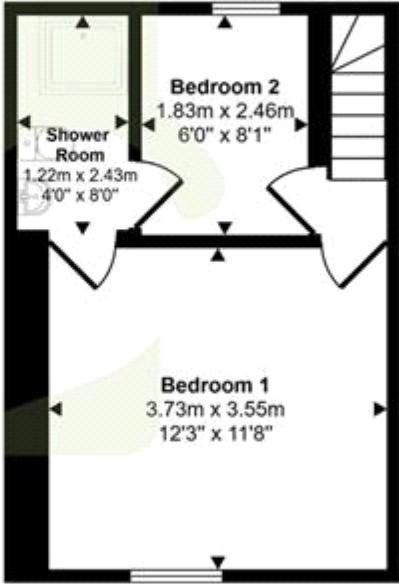




Approx Gross Internal Area  
52 sq m / 564 sq ft



Ground Floor  
Approx 27 sq m / 295 sq ft



First Floor  
Approx 25 sq m / 269 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	48
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.