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Woodpecker Cottage Lanehouse  
Trawden  
BB8 8SW



For Sale

Price £299,000

- Beautiful three storey barn conversion
- Stunning views
- 3 double bedrooms
- Ensuite and family bathroom
- Spacious living rooms

- 2 parking spaces
- Useful attic
- Viewing highly recommended



Converted in 2011, this family home is situated on the cusp of Hollin Hall, which enjoys a quiet no through road status.

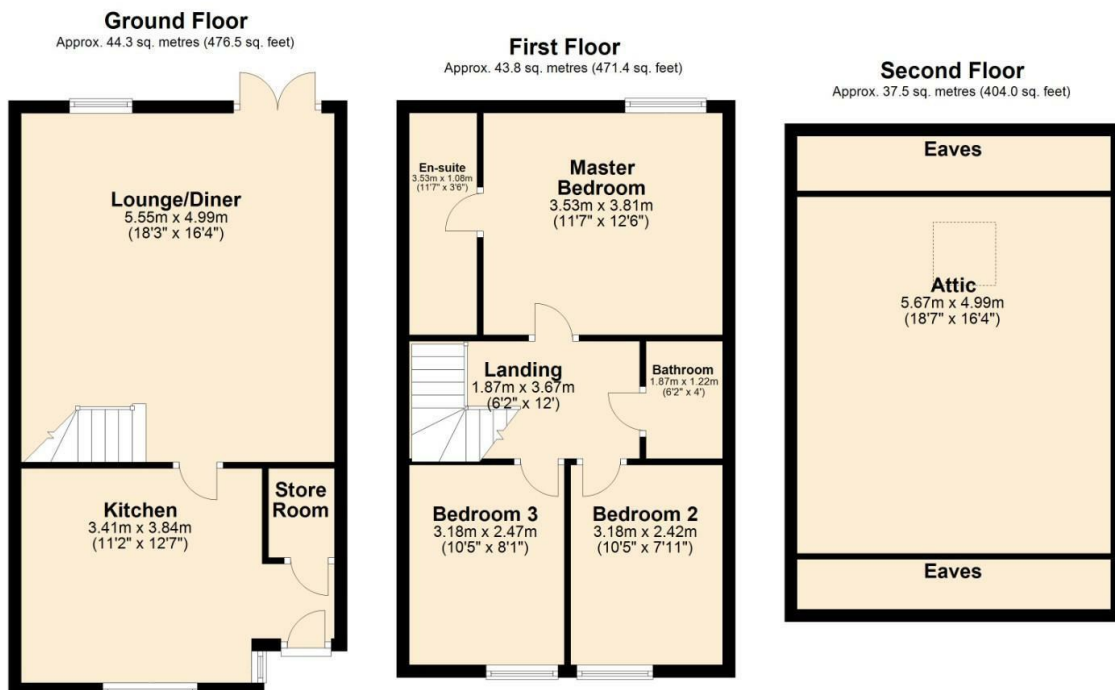
This is a beautiful home in a very sought after location which blends modern day energy saving building requirements with original historic features, including solid oak beams and deep stone walls.

The property looks unassuming from the front courtyard, but step around the back and get ready to be blown away. Almost 360 degree panoramic views from Noyna to Boulsworth greet you and are there for you to live with daily, from the living room, master bedroom and third floor.

We enter the property from the rear, with the privately owned parking leading to the rear cottage garden and the French windows which open into the large living/dining room. This is a light and spacious room with stunning views, laminate light oak floors and underfloor heating. The room is also plumbed for a wall mounted gas fire and has a useful under-stairs store.

The living room leads through to breakfast kitchen with fitted dishwasher, washer, dryer, fridge freezer, extractor, gas hob and electric fan oven. The gas combi boiler is 9 months old. Cream units keep the décor light and there is a breakfast bar and fitted wine rack. A good size kitchen cloaks cupboard is plumbed for a toilet and wash-basin. A generous porch area leads to the private front courtyard.

On the first floor, the master bedroom commands glorious views and has a large ensuite with rectangular shower and tiled floor.



Total area: approx. 125.6 sq. metres (1351.9 sq. feet)



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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)