



Hilton &
Horsfall

BB18 6TR

High Fold, Kelbrook

Offers In The Region Of £429,950

Situated in the charming village of Kelbrook, this warm and inviting cottage circa 1760 on High Fold offers 1,300 square feet of living space, spread across two floors. The ground floor welcomes you into a fully equipped kitchen with a dining area, two expansive living rooms each adorned with a cozy fireplace, and a handy pantry space leading to a small cellar.

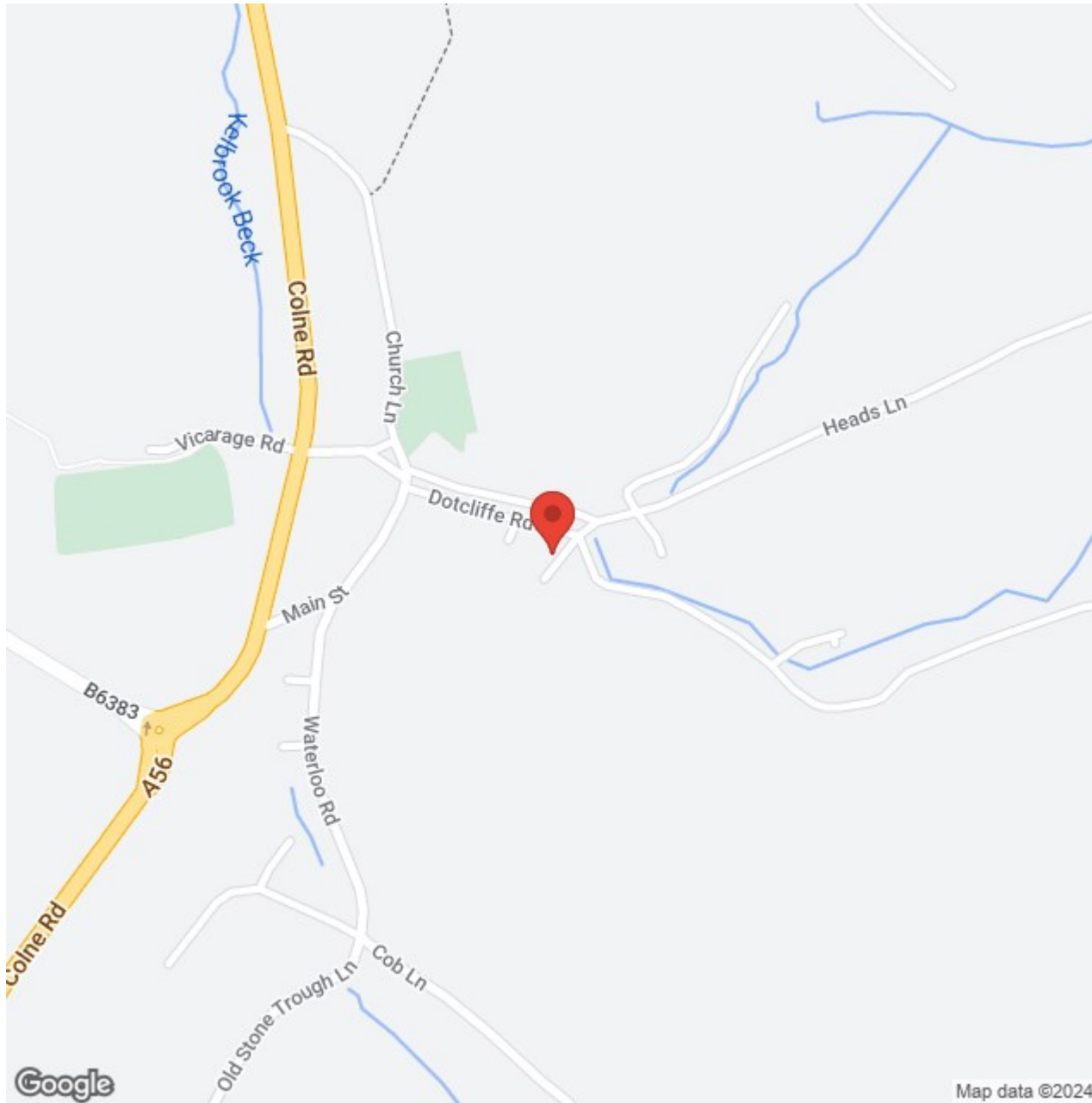
The first floor accommodates three bedrooms and a bathroom detailed with both a shower and bath. Notably, the property features a detached garage located at the foot of the garden, adding convenience for vehicle storage or additional storage space. Proximity to an array of local amenities further enhance this property's appeal. Enjoy evenings at the neighborhood's popular restaurant, The Craven Heifer Inn. Families will appreciate the close vicinity to Kelbrook Primary School, making daily commutes a breeze. This property offers comprehensive comforts of a wonderful home complemented by a vibrant, welcoming community. A rare opportunity to find such a beautiful property nestled in an idyllic spot.

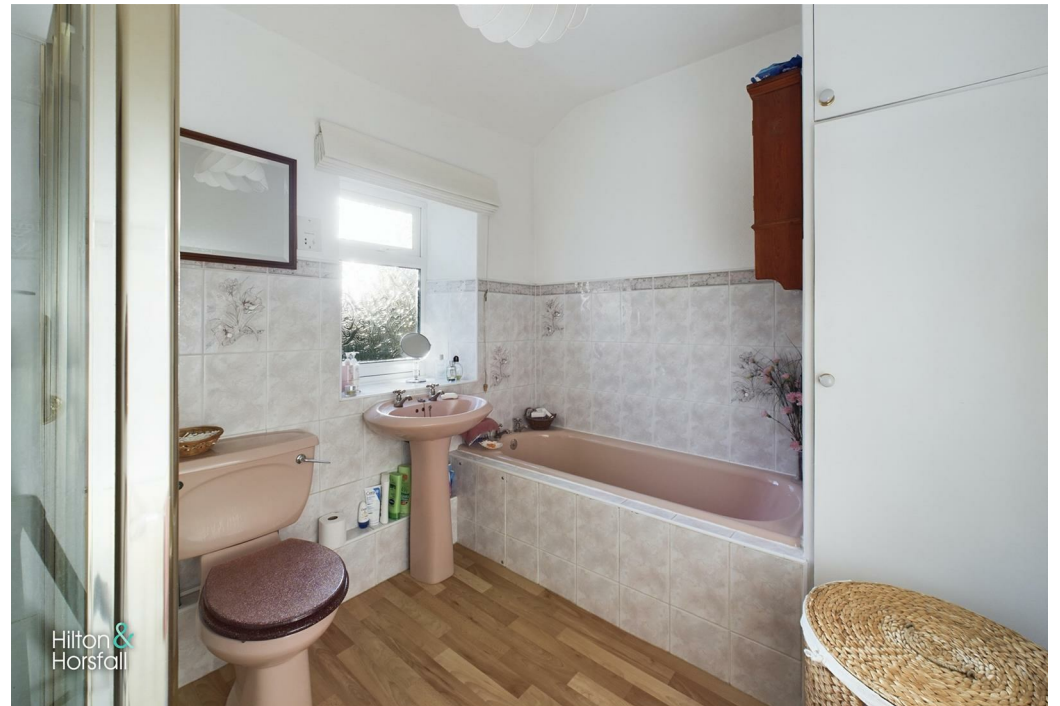
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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE PORCH

A welcoming entrance porch leading through to:

LOUNGE 17'10" x 12'11" (5.44m x 3.95m)

A cosy living room having exposed wood beams, space for settees, brick wall feature fireplace with electric fire set within, 2x central heating radiators, uPVC double glazed windows to the rear elevation with window seat area and uPVC double glazed windows to the front and side elevation.

SITTING / DINING ROOM 13'8" x 12'6" (4.18m x 3.82m)

A spacious sitting room having wood flooring, space for settees, exposed wood ceiling beams, 1x central heating radiator, television point, feature fireplace with a coal effect gas stove within and 2x uPVC double glazed windows to the front elevation.

BREAKFAST KITCHEN 14'4" x 15'7" (4.39m x 4.75m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, tiled flooring, inset sink with chrome mixer tap, De Dietrich oven / grill, De Dietrich 4 ring induction hob with Bosch extractor fan above, space for a fridge / freezer, plumbing for a washing machine and tumble dryer, space for table and chairs, door to cellar, halogen spots, 1x central heating radiator, wood frame door leading out to the garden and windows to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 10'5" x 12'6" (3.20m x 3.83m)

A bedroom of double proportions having inbuilt wardrobes, space for drawers, 1x central heating radiator and 2x uPVC windows to the front elevation.

BEDROOM TWO 10'4" x 12'9" (3.15m x 3.90m)

Another bedroom of double proportions with fitted wardrobes and drawers, 2x central heating radiators and 2 x uPVC windows to the front elevation.

BEDROOM THREE 9'7" x 7'4" (2.93m x 2.26m)

A well proportioned room with space for drawers, 1x central heating radiator and 2x uPVC windows to the rear elevation.

BATHROOM

A contemporary four piece bathroom suite comprising of: wood effect flooring, pedestal sink with chrome taps, low level w.c, bathtub with chrome tap. part tiled walls, shaving point, corner shower cubicle, airing cupboard, 1x central heating radiator and uPVC frosted window to the rear elevation.

EXTERNALLY

Externally to the side elevation you will find mature trees and shrubs, with a lawned area and gate leading through to the rear garden. To the rear elevation is mainly laid lawn, mature trees and shrubs and a flagged patio area with space for garden furniture. At the foot of the garden there is a detached garage offering off road parking and storage purposes.

GARAGE 17'11" x 8'5" (5.47m x 2.59m)

Accessed from the driveway Ideal for storage and off road parking purposes.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/High-Fold>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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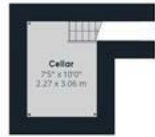
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OUTSIDE

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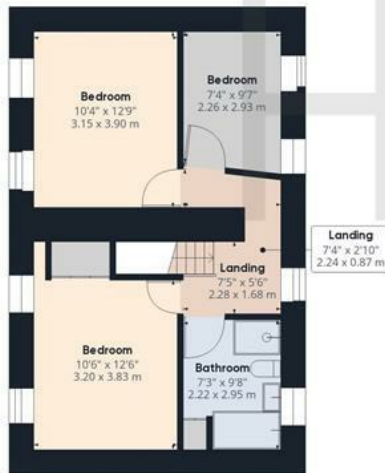


Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
1461.74 ft²
135.8 m²



Floor 1 Building 1



Ground Floor Building 2

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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