



Hilton &
Horsfall

BB10 3PE

Higher Bottin Stables, Extwistle Road, Worsthorne Offers In The Region Of £399,950

- Large Family Living Space
- Fantastic Location
- Off Road Parking
- 4 Spacious Bedrooms

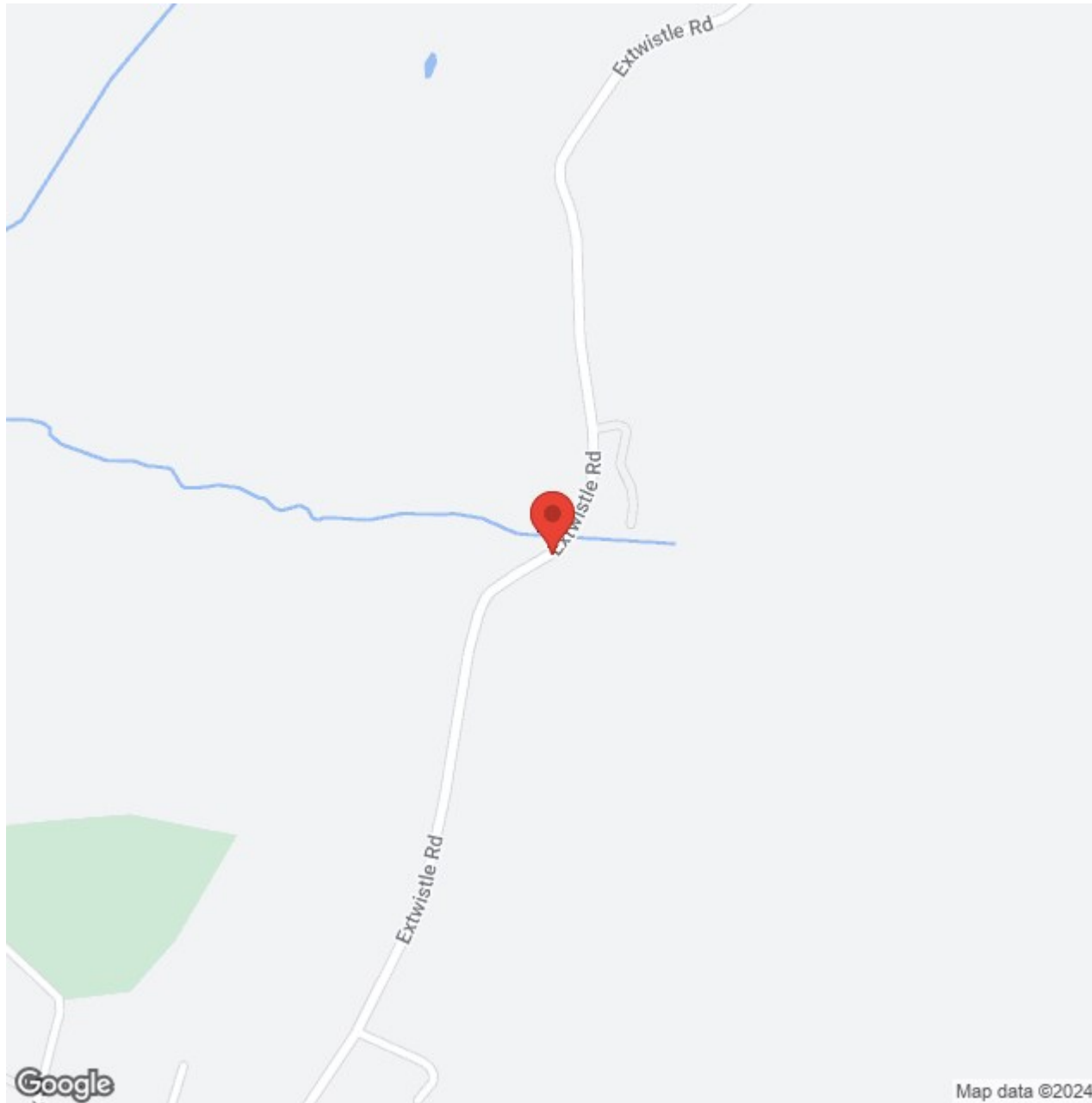
Located within the village of Worsthorne, Lancashire, this four-bedroom, two-bathroom property extends over two floors. On the ground floor, you will find two reception rooms, the family sized living room adorned with a warming fireplace, guaranteeing a cozy atmosphere during cooler months. A fully equipped breakfast kitchen, complete with inbuilt appliances and breakfast area, this spacious room offers plenty of space for culinary endeavors as well as storage needs. The first floor is home to four generously-sized bedrooms, an ensuite shower room and a house bathroom. This property provides a blend of comfort and elegance set amidst the picturesque landscapes of Lancashire, ensuring you have a serene environment to call home.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A spacious entrance hallway with 1 central heating radiator, uPVC double glazed window to the side elevation and staircase leading to first floor landing, cupboard for storage with plumbing for washing machine.

LIVING ROOM

A family sized living room boasting feature fireplace with log burner fire in stone surround, tv point, 1x central heating radiator, recessed LED lighting and x2 uPVC windows to the front elevations, with access to dining room through x2 uPVC glass doors.

DINING ROOM

A spacious dining room with ample space for a large dining table, uPVC double glazed window to the rear elevation, access to kitchen and living room, 1x radiator and uPVC double glazed french doors leading to the rear garden.

BREAKFAST KITCHEN

Offering a range of fitted wall and base units with wood effect work surfaces over, tiled splash back, inset sink with chrome mixer tap, plumbing for dishwasher, x 1 central heating radiator, recessed LED lights, uPVC double glazed window to the rear elevation, breakfast bar set within, and a uPVC double glazed door leading to the rear garden.

FIRST FLOOR / LANDING

On the first floor / landing you will find

BEDROOM ONE

A bedroom of double proportions having fitted wardrobes, 1x central heating radiator and uPVC window to the front elevation

EN-SUITE

A stunning three piece shower room with vanity sink with chrome mixer tap, vanity mirror, push button w.c., walk-in shower with glass screen and chrome waterfall shower-head, chrome towel radiator, recessed LED lighting,

BEDROOM TWO

Another bedroom of double proportions having space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE

Yet again another bedroom of double proportions having space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM FOUR

A good sized single bedroom with ample room for wardrobes and drawers, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A spacious three piece suite with bath and chrome mixer tap and hose shower head, push button w.c., vanity sink with chrome mixer tap, half tiled walls, tiled floor, and a frosted uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find an enclosed front yard with space for garden furniture, surrounded by mature shrubs and flowering plants that offer both privacy and a splash of colour.

Externally to the side elevation, you will find a paved drive with 2 spaces for off road parking.

Externally to the rear elevation you will find an enclosed garden. Having an artificial lawn and plenty of space for outdoor garden furniture, with an outdoor tap, surrounded by mature shrubs and flowering plants.

LOCATION

Nestled amidst Lancashire's rolling hills, Worsthorne is a picture-perfect village offering a harmonious blend of rural tranquility and urban convenience. Characterized by charming stone cottages and traditional buildings, the village exudes a timeless appeal rooted in its rich heritage. Residents savor the slower pace of life, whether strolling along scenic footpaths or gathering at the local pub to share stories and camaraderie.

Despite its idyllic setting, Worsthorne remains well-connected to nearby Burnley, providing easy access to a range of amenities, including shops, restaurants, and cultural attractions. Here, residents enjoy the best of both worlds—a serene sanctuary where modern comfort meets old-world charm, making Worsthorne the perfect place to call home.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/higher-bottin-stables>

PUBLISHING

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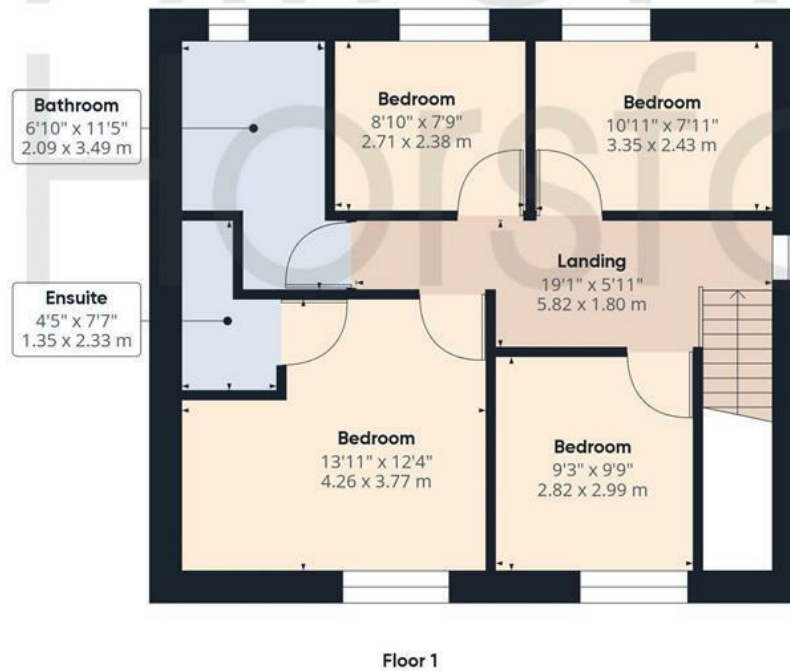
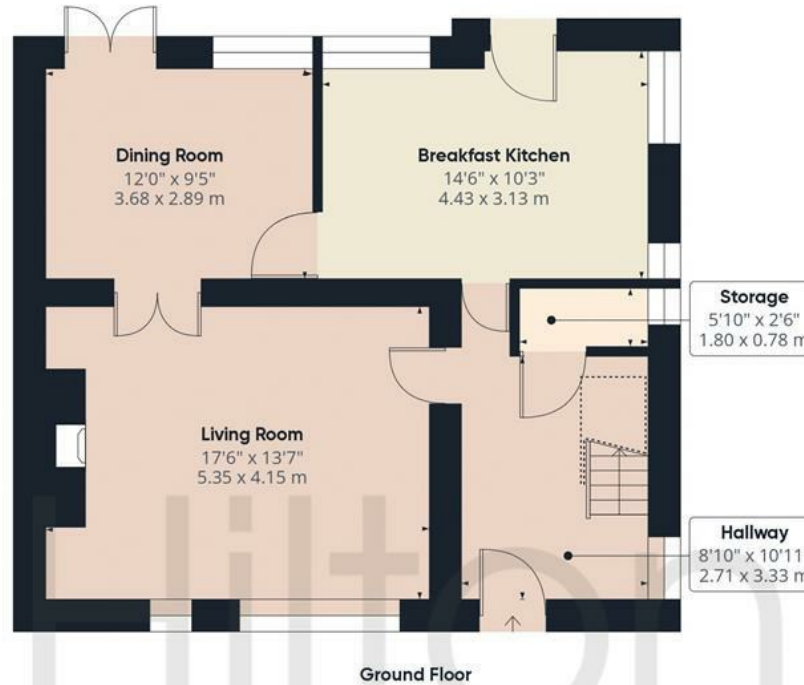
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OUTSIDE

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Approximate total area⁽¹⁾

1227.21 ft²

114.01 m²

Reduced headroom

14.07 ft²

1.31 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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