





Hilton &  
Horsfall

BB9 8DG

## The Coach House, Marsden Hall, Town House Road, Nelson Offers In The Region Of £594,950

- Constructed in 1823
- Detached
- Four Double Bedrooms
- Two Bathrooms
- Two Kitchens
- Three Reception Rooms
- Enclosed Rear Garden

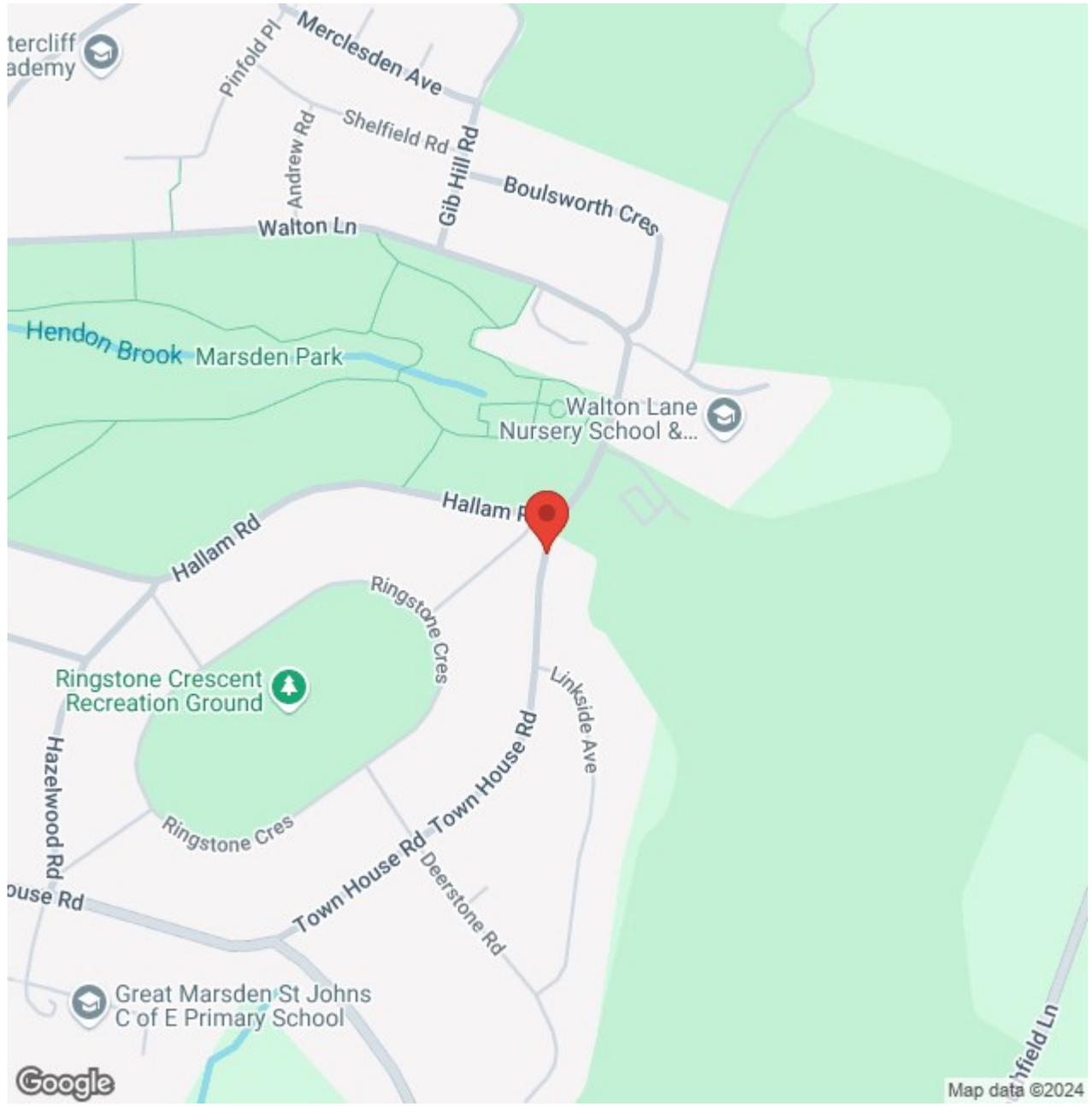
'The Coach House, Marsden Hall.' Dating back to 1823, this is a truly stunning detached property that oozes of charm and character, having the perfect blend of traditional and modern throughout. Situated conveniently close by to local amenities, good schools / nurseries and transport links, with the M65 motorway only a short drive away providing easy access through to neighbouring towns / cities. With nature on your doorstep Marsden Hall Park is only a short stroll behind. This dwelling boast a unique character that sets it apart from the rest. Maintained to a high standard throughout and briefly comprising of: a welcoming entrance hallway, four double bedrooms with the master having an en-suite shower room, a modern four piece bathroom and downstairs kitchen. There are three inviting reception rooms, separate w.c and a modern fitted breakfast kitchen. Externally to the front elevation you will find electrically operated gates leading through to the forecourt with a flagged driveway offering ample space for off road parking, staircase leading up to the balcony, CCTV system and outside lighting. To the rear elevation there is meticulously maintained garden with a laid lawn, mature trees, shrubs and flowerbeds, outside electrics, lighting and water source, flagged patio area, wall mounted patio heater and an elevated decked patio area with space for garden furniture. This garden oozes of tranquillity and peace, creating a warm atmosphere for relaxation. Perfect for use during the Spring / Summer months.

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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE HALLWAY

A welcoming entrance hallway with a stone flag floor, exposed brick wall feature, cast iron radiator, 2x wall lights, house alarm, door to storage cupboard, open balustrade staircase to the first floor / landing with runner carpets and a wood frame door to the front elevation.

#### BEDROOM ONE 14'3" x 14'11" (4.36m x 4.56m )

A bedroom of double proportions having integrated wardrobes, 1x central heating radiator, door to en-suite shower room and composite double glazed window to the front elevation.

#### EN-SUITE SHOWER ROOM

A stunning three piece en-suite shower room comprising of: wood effect flooring, tiled walls, walk in shower cubicle with rainfall shower head, low level w.c, sink in vanity unit with chrome mixer tap, white cast iron radiator with a chrome towel rack above, 1x electric cast iron radiator, 1x wall light, recessed LED spotlights, air extraction fan,

#### BEDROOM TWO 14'7" x 8'11" (4.47m x 2.73m )

A bedroom of double proportions having fitted wardrobes, television point, 2x central heating radiators, recessed LED spotlights and composite double glazed window to the rear elevation.

#### HOUSE BATHROOM

A brilliantly modern four piece bathroom suite comprising of: wood effect flooring, tiled walls, low level w.c, roll top bath with chrome

mixer tap, heritage sink with chrome mixer tap, walk in shower cubicle with rainfall shower, cast iron radiator, 2x wall lights, heated chrome towel rack, recessed LED spotlights, and an air extraction fan.

#### BEDROOM THREE 19'6" x 10'0" (5.96m x 3.07m )

Another bedroom of double proportions with space for wardrobes and drawers, 2x central heating radiators, smoke detector, and composite double glazed window to the side and rear elevation.

#### BEDROOM FOUR 12'3" x 10'5" (3.74m x 3.19m )

Yet again a bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, smoke detector, composite double glazed window to the rear elevation and access through to the kitchenette

#### KITCHEN 10'9" x 10'3" (3.29m x 3.13m )

Offering a range of fitted wall and base units having LED strip lighting underneath with contrasting worktops, inset sink with chrome mixer tap, space for a freestanding fridge / freezer, wall mounted cast iron radiator, 1x wall light, recessed LED spotlights, MAIN combi boiler and uPVC patio doors leading to the rear garden.

#### FIRST FLOOR / LANDING

On the first floor / landing you will find wall lights, exposed ceiling beams, mezzanine area, recessed LED spotlights, composite double glazed window to the side elevation and doors leading through to:

#### LIVING ROOM 14'5" x 35'4" (4.40m x 10.78m )

A spacious family sized living room having ample space for settees, 2x central heating radiators, 1x electric cast iron radiator, exposed wood ceiling beams, wall feature fireplace with exposed brick surround and coal fire set within, recessed LED spotlights, smoke detector, CCTV / alarm, double doors through to the dining room, door leading out to the rear balcony and composite double glazed windows to the rear elevation offering stunning views towards Pendle Hill.

#### DINING ROOM 16'9" x 12'7" (5.12m x 3.85m )

Ideal for hosting this room has space for a dining table and chairs, exposed ceiling beams, 2x central heating radiators, recessed LED spotlights, double doors leading through to the living room and composite double glazed windows to the side elevation.

#### SITTING ROOM 11'2" x 12'6" (3.41m x 3.82m )

A cosy sitting room with space for settees, television point, exposed ceiling beams, 1x central heating radiator, recessed LED spotlights and composite double glazed window to the side elevation.

#### BREAKFAST KITCHEN 19'7" x 15'10" (5.99m x 4.83m )

A beautifully presented bespoke fitted breakfast kitchen offering a range of fitted wall and base units with contrasting work surfaces over, wood effect flooring, centre island, Lamona 5 ring gas hob, integrated Lamona oven / grill and dishwasher, space for a freestanding American fridge / freezer, exposed wood ceiling beams, television point, space for a table and chairs, 1x central heating radiator, recessed LED spotlights, air extraction fan and door to pantry cupboard.

### W.C

Comprising of: wood effect flooring, low level w.c, Heritage pedestal sink with chrome mixer tap, spotlight and heated chrome towel rack.

### EXTERNALLY

Externally to the front elevation you will find electrically operated gates leading through to the forecourt with a flagged driveway offering ample space for off road parking, staircase leading up to the balcony, CCTV system and outside lighting. To the rear elevation there is meticulously maintained garden with a laid lawn, mature trees, shrubs and flowerbeds, outside electrics, lighting and water source, flagged patio area, wall mounted patio heater and an elevated decked patio area with space for garden furniture. This garden oozes of tranquility and peace, creating a warm atmosphere for relaxation. Perfect for use during the Spring / Summer months.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/coach-house-marsden-hall>

### 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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## OUTSIDE

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Approximate total area<sup>(1)</sup>

2865.68 ft<sup>2</sup>

266.23 m<sup>2</sup>

Balconies and terraces

92.46 ft<sup>2</sup>

8.59 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.



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