





Hilton &  
Horsfall



BB8 7BS

## Winewall Road, Colne

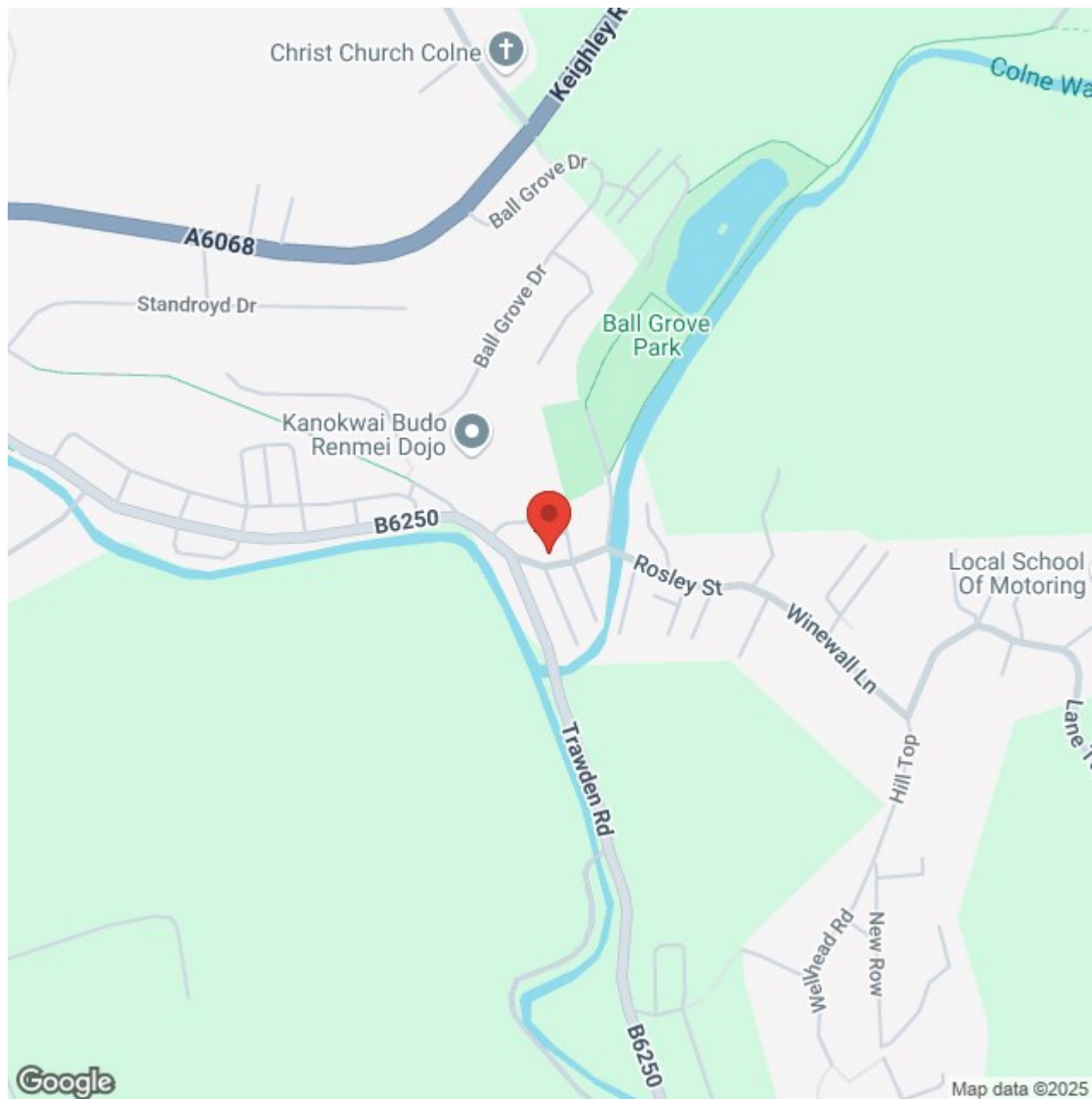
### Offers In The Region Of £134,950

- Cosy Cottage • Popular Area • Cast Iron Gas Stove • Kitchen & Utility Area • Two Bedrooms • Bathroom

Tucked away in the heart of the picturesque village of Winewall, this delightful two-bedroom cottage is full of character and charm. The cosy living room boasts a stunning stone-flagged floor and a cast iron gas stove, creating a warm and inviting space. The fitted kitchen offers a practical layout with ample storage and workspace, complemented by a small utility area for added convenience. Upstairs, the property features two well-proportioned bedrooms and a stylish three-piece bathroom. With its charming period features and sought-after village setting, this lovely home offers a perfect blend of comfort and character—ideal for those looking for a peaceful retreat.











## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE VESTIBULE

#### LIVING ROOM 14'9" x 11'8" (4.52m x 3.57m)

A cosy and characterful space featuring a stunning stone-flagged floor, exposed timber beam, and a charming stone fireplace with a cast iron gas stove. The room is filled with natural light from the front-facing window, while built-in alcove shelving adds both style and practicality, creating a warm and inviting atmosphere.

#### KITCHEN 14'10" x 6'10" (4.54m x 2.09m)

The modern fitted kitchen offers a stylish yet practical space, featuring sleek white cabinetry, wood-effect worktops, and metro-tiled splashbacks. Equipped with an integrated oven, gas hob, and extractor hood, it provides everything needed for everyday cooking. The adjoining small utility area adds convenience, while the stone-flagged flooring maintains the home's charming character.

### FIRST FLOOR / LANDING

#### BEDROOM ONE 8'10" x 13'6" (2.70m x 4.13m)

A bright and spacious double bedroom featuring a stylish feature wall and fitted wardrobes for ample storage. The large window allows plenty of natural light to fill the room, while soft carpeting adds a cosy touch. With a neutral colour scheme and a well-designed layout, this space offers both comfort and practicality.

#### BEDROOM TWO 6'2" x 10'0" (1.88m x 3.07m)

A well-proportioned second bedroom featuring a stylish feature wall and a front-facing window that allows natural light to brighten the space. The room offers flexibility as a guest bedroom, home office, or dressing room, with neutral décor and soft carpeting adding to its cosy appeal.

#### BATHROOM

A stylish and modern three-piece bathroom featuring a panelled bath with an overhead shower, a washbasin, and a WC. Contemporary mosaic tiling adds a touch of character, while a frosted window allows natural light to brighten the space. A heated towel rail completes the room, ensuring comfort and practicality.

#### EXTERNALLY

Situated in the charming village of Winewall, this property enjoys a peaceful yet well-connected location. Surrounded by picturesque countryside, the area is perfect for scenic walks and outdoor pursuits, while nearby Trawden and Colne offer a range of local amenities, including shops, cafés, and pubs. Excellent transport links provide easy access to larger towns and cities, making this an ideal spot for those seeking a balance of rural charm and convenience.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/winewall-lane-winewall>

### 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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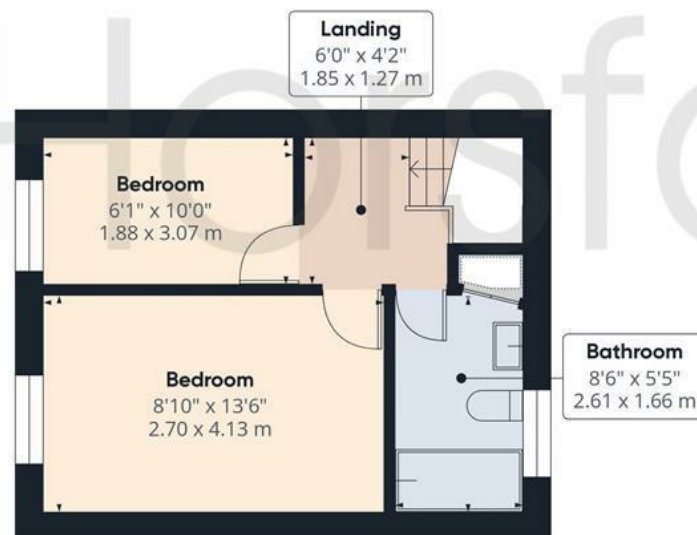
## OUTSIDE

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Ground Floor



Floor 1

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

546.26 ft<sup>2</sup>

50.75 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.







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