

Because life is

PettyTM
Real

Lower Fennymoor Foot Cottage Walverden Road
Briercliffe
Burnley
BB10 3QR



For Sale

- **Attention Equestrian Movers!**
- Semi Detached Cottage With Approximately 5.5 Acres of Land
- Stables & Outbuildings.
- Four Bedrooms.
- Modern Family Bathroom.

Offers Over £500,000

- Stunning Kitchen Dining Space.
- Highly Desirable Rural Location.
- Council Tax Band: E.
- EPC Exempt - Grade Two Listed.
- Freehold.



Lower Fennymoor Foot Cottage is a Grade II listed cottage nestled amidst the serene beauty of Briercliffe's countryside. This four-bedroom semi-detached cottage is a true embodiment of rustic charm and tranquility and offers approximately 5.5-acres of grazing land, ideal for those searching for their first / next equestrian property. With stabling for horses and a barn that can offer much versatility this plot is an ideal purchase for those animal lovers.

The cottage includes a single garage and ample parking adjacent to the stabling and acreage. The tiered garden offers great potential for entertaining barbequing and enjoying a gin & tonic on those summer afternoons, or just relaxing and listening to the bubbling beck at the rear.

This grade II listed cottage oozes quality of a historic nature with mullioned windows and beamed ceilings.

The ground floor features a spacious living room with a cozy fireplace, ideal for relaxing evenings by the fire. The open-plan kitchen and dining area offer a modern and well-equipped space for cooking and entertaining with a beautiful centre island. The kitchen is fitted with matching wall base and drawer units with contrasting work surfaces and a range of appliances such as an electric hob, electric oven, washing machine, and a Belfast sink.

Upstairs, you will find four well-appointed bedrooms, each with its unique character. The master bedroom includes fitted wardrobes and a dressing table. All the bedrooms offer stunning views of the surrounding countryside. There is also a family bathroom with modern fixtures and fittings comprising a low-level WC, cabinet hand wash basin, bidet, and a walk-in shower.

The property is accessed off Halifax Road, Lane Bottom. Turn left into Walverden Road this is an unmade road, proceed down the road past Pighole Barn, past Higher Fennymoor Cottage on your left and the next property on your right is Lower Fennymoor Foot Cottage with the acreage on your right side.



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