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Cockden House Farm Todmorden Road
Briercliffe
Burnley
BB10 3QQ



For Sale

Asking Price £875,000

- Stunning Detached Home With Annex.
- Located Within The Heart Of Briercliffe.
- Exceptional Bedroom Sizes - Master Bedroom With En-Suite.
- Four Piece Bathroom Suite.
- Log Burner Located In First Reception Room.

- Beautiful Orangery Looking Over Private Garden.
- Basement Converted Into Great Size Games Room.
- Annex Comprising: Open Plan Kitchen Lounge Diner, Bathroom & Bedroom.
- Private Gated Off Road Parking Spaces.
- EPC Rating: D | Freehold | Council Tax Band: F.



Petty Real are delighted to present Cockden House Farm, an exceptional four-bedroom detached home with detached annex in Briercliffe. Extensively upgraded, it offers style, space and flexibility, perfect for families and multi-generational independent living.

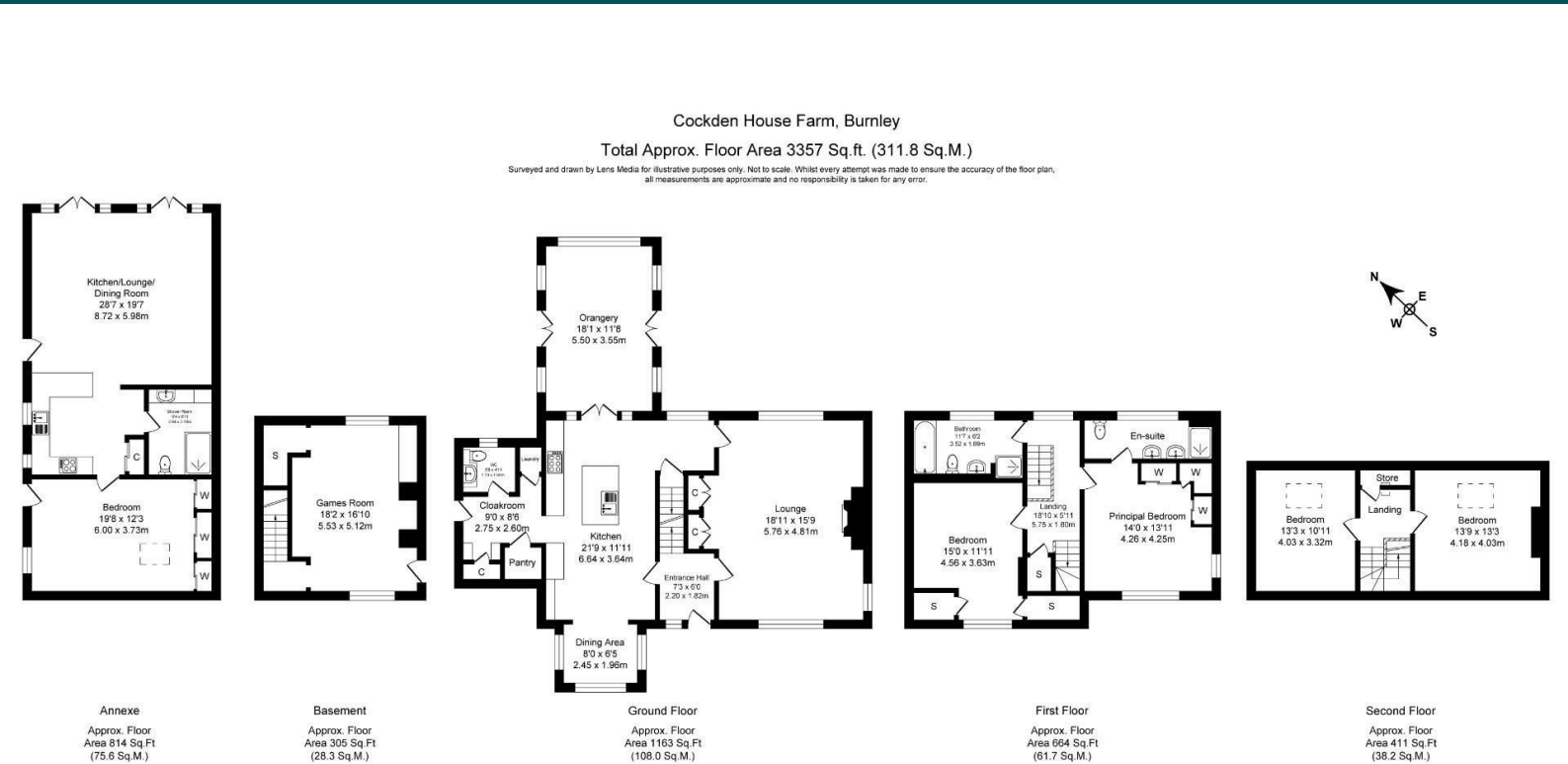
Set across four floors, the property blends original features and high ceilings with modern luxury. The lower ground floor currently features a pool table and home cinema. On the ground floor, the welcoming boot room includes WC, laundry room and pantry. The bespoke handmade kitchen is a standout, boasting granite worktops, central island with Quooker boiling water tap, new integrated dishwasher, integrated larder fridge and freezer, and new range cooker. To one end is a dining area, while to the rear the orangery offers a bright, flexible space with double doors to the gardens – ideal as a formal dining room or playroom. The reception room, centred on a wood-burning stove, provides a warm and elegant family living space.

The first floor hosts the principal bedroom with fitted wardrobes and en-suite including walk-in shower, twin sinks, underfloor heating and concealed shaver/toothbrush sockets. A second spacious bedroom and a luxurious four-piece family bathroom complete this level. The top floor offers two further bedrooms with skylights and countryside views. Luxury carpets run throughout.

The detached annex is a superb addition – featuring an open-plan kitchen, lounge and dining space with French doors, a modern bathroom, and double bedroom with skylight and wardrobes. Perfect for independent family living or potential Airbnb rental (subject to planning).

Externally, secure off-road parking is provided behind remotely operated electric gates. The landscaped gardens feature lawn and patio areas plus an outdoor kitchen entertainment zone with ample sockets.

Further benefits include a new boiler and smart home heating system.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.
Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk