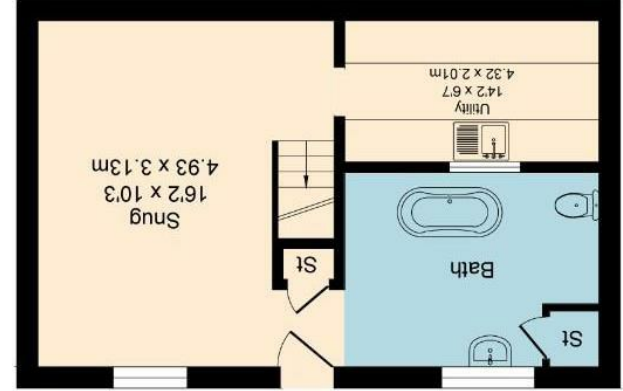


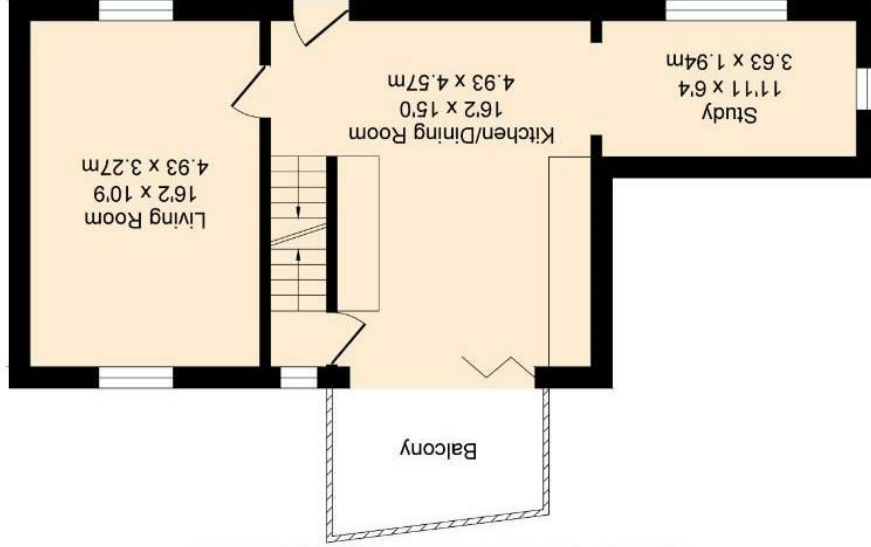


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Lower Ground Floor  
Approx. Floor  
Area 423 Sq.Ft  
(39.3 Sq.M.)

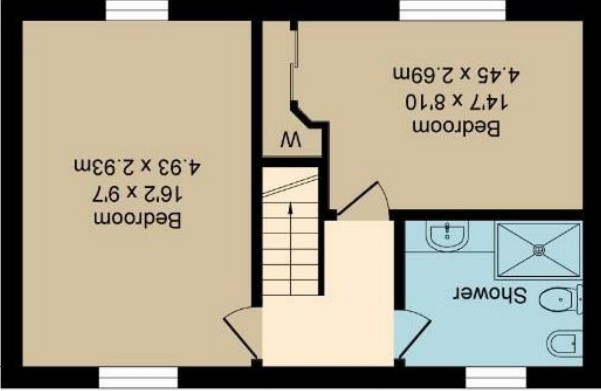


Ground Floor  
Approx. Floor  
Area 503 Sq.Ft  
(46.7 Sq.M.)

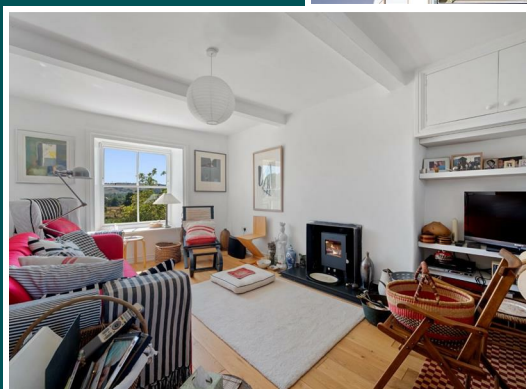


Total Approx. Floor Area 1463 Sq.ft. (135.9 Sq.M.)  
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

First Floor  
Approx. Floor  
Area 423 Sq.Ft  
(39.3 Sq.M.)



£382,000



Top Lock Cottage Colne Road

Colne  
BB8 9QT



Council Tax Band: C



A rare opportunity has arisen to purchase a local piece of history. This Grade II listed former Lock Keepers cottage sits at the heart of the Barrowford Lock interchange abutting the Leeds and Liverpool Canal and is short drive away or ten minutes walk across the field from the sought after village of Barrowford with the amenities that it offers.

Please note - The Canal and River Trust offices are neighbours owning the single storey building between the Cottage and the outbuilding facing the canal.

### Description

This unique property offers a stunning rural location with 360 degree views, with views towards Pendle and Boulsworth Hill in the opposite direction. The cottage dates back to Circa 1815 and offers a wealth of original features throughout and has been extensively renovated by the present owners and provides 2/3 bed roomed accommodation.

On entering the property to the ground floor you enter into the kitchen diner with original stone flagged floor, which houses an excellent range of wall and base units with complementary work surfaces and splash backs built in hob with integrated extract over, stainless steel sink unit, integrated dishwasher, oven and microwave, fridge and freezer, bifold doors provide access to a raised decked area where you can take advantage of the views to the rear and there is a sash window to the front with views over the locks. There is a central heating radiator and stairs providing access to the lower garden floor. The lounge offers an excellent sized reception room with views of the locks to the front and views to the rear. There is an open fireplace with a modern Danish wood burning stove and original ceiling beams. Additionally on the ground floor is an excellent sized study which could also be used for a variety of uses. There are stone steps leading to the lower garden floor. The lower garden floor is separated into three rooms and would make an ideal guest suite when needed. Comprises utility/store room with original stone shelves and sink unit, snug/occasional bedroom. Stunning bathroom houses a copper roll top bath with mixer shower column not attached, WC and fitted storage cupboard. There is access to the rear garden.

To the first floor are two excellent sized double bedrooms each with fitted wardrobes and contemporary four piece shower room in white which includes vanity sink unit, double shower enclosure with electric shower, WC and bidet.

Externally, to the side and rear are excellent sized private gardens including tree house and there is parking to the side providing ample off road parking. There are numerous outbuildings and storage facility with power and lighting together with oil tank and boiler.

An internal inspection is recommended to see what this local historic building has to offer.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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