



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Talbot Bridge, Bashall Eaves, BB7 3NA

### Offers Over £450,000

A GORGEOUS THREE-BEDROOM BARN CONVERSION WITH GARDEN SPACE AND PARKING IN AN IDYLIC LOCATION

This impressive, generously sized three bedroom property, set in a secluded rural area is being proudly welcomed to the market in the most desirable area of Bashall Eaves. The property is beautifully presented throughout with a contemporary and stylish finish and boasts three good sized bedrooms, a spacious living area, a modern fitted kitchen and dining area and two South West facing decked terraces overlooking the stream. This property is situated in the hamlet of Clough Bottom, a most desirable and tranquil setting with ample countryside walks and a 10 minute walk to the popular 'The Red Pump' gastro pub. The property is conveniently close to the main village which has a post office, bus routes to Clitheroe and Whalley, great for accessing local amenities, and it is also within the catchment area for Clitheroe Grammar School and for accessing well regarded schools in Waddington, Dunsop Bridge and Bowland.

The property comprises briefly; A welcoming entrance leads into the open plan kitchen and dining area which leads through to the a bedroom/office with an en suite shower room. The inner hallway has stairs leading to the first floor and has a door providing access to the lounge which has a door that leads out onto one of the decked terraces. To the first floor there is a landing with doors providing access to two bedrooms and a three piece-suite bathroom.

Externally to the side of the property there is parking for two vehicles. To the rear of the property there is access to two decked terraces both overlooking the brook. The property has a manageable garden that is accessed over the bridge.

# Talbot Bridge, Bashall Eaves, BB7 3NA

## Offers Over £450,000



- Semi-Detached Cottage
- En Suite To Ground Floor Bedroom
- Open Plan Kitchen Diner
- EPC Rating: D
- Three Bedrooms
- Beautifully Presented
- Freehold
- Stunning Location
- Full Of Character & Charm
- Council Tax Band E

### Ground Floor

#### Entrance

UPVC double glazed door leads into the dining kitchen.

#### Dining Kitchen

16'11 x 15'6 (5.16m x 4.72m)

Two UPVC double glazed windows, grey gloss base units, wood laminate worktops, tiled elevations, composite sink and mixer tap, Belling range cooker and a five ring electric hob, extractor hood, integrated dishwasher, integrated fridge, plumbing for a washing machine, spotlights, wood flooring, under-floor heating, a UPVC double glazed stable door leads to the rear terrace and an opening leads to the hallway.

#### Hallway

11'4 x 5'2 (3.45m x 1.57m)

UPVC double glazed window, wood flooring, an opening leads to the inner hallway and a door leads to bedroom one.

#### Bedroom One

10'4 x 9'10 (3.15m x 3.00m)

UPVC double glazed window, wood flooring, under-floor heating, fitted wardrobes and a door leads to the en-suite.

#### En Suite

9'8 x 3'1 (2.95m x 0.94m)

Central heating radiator, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, mains feed shower, extractor fan, spotlights, part-tiled elevations and tiled flooring.

#### Inner Hallway

7'11 x 5'8 (2.41m x 1.73m)

UPVC double glazed window, stairs to the first floor, boiler and a door leads to the lounge.

#### Lounge

16'11 x 16'5 (5.16m x 5.00m)

Two UPVC double glazed windows, central heating radiator, television point, WiFi connection, fuse box, spotlights, multi-fuel log burner, smoke alarm, carbon monoxide and doors leads to under-stairs storage and to the rear terrace.

### First Floor

#### Landing

16'2 x 3'5 (4.93m x 1.04m)

UPVC double glazed window in the stair return, central heating radiator, exposed beams and doors lead to the bathroom and to two bedrooms.

#### Bedroom Three

12'8 x 9'11 (3.86m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes and loft access.

#### Bedroom Two

12'9 x 11'10 (3.89m x 3.61m)

UPVC double glazed window, central heating radiator, exposed beams and loft access.

### Bathroom

7'1 x 5'1 (2.16m x 1.55m)

Central heated towel rail, three-piece suite comprising of a dual flush WC, vanity top wash basin with mixer taps and a panel bath with mixer taps and overhead direct feed rainfall shower with rinsehead, spotlights, partial PVC paneled elevations, tiled effect flooring, extractor fan.

### External

To the side of the property there is parking for two vehicles, and to the rear of the property there is access to two decked terrace areas that overlook the stream and an private hedged garden.

