

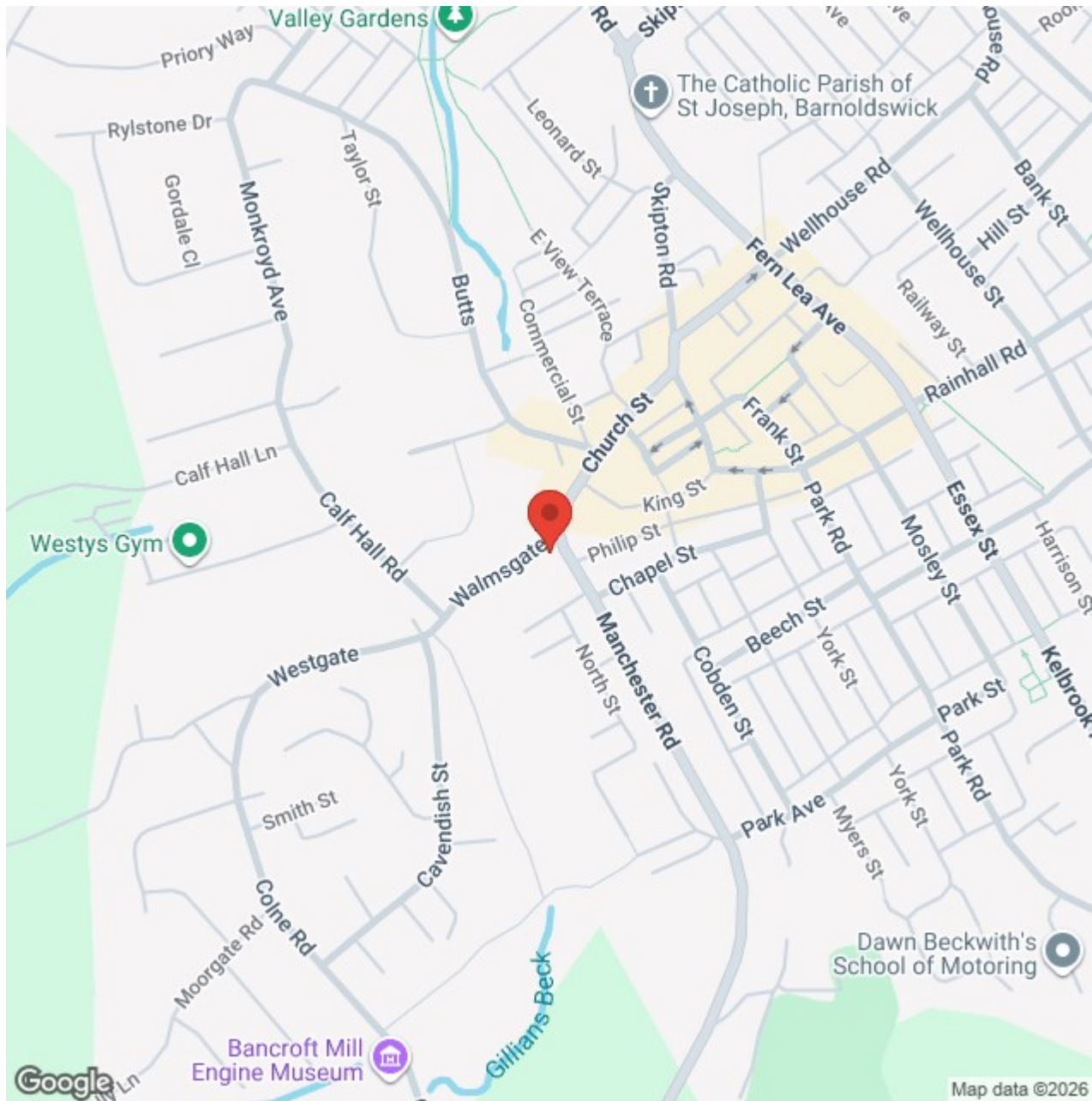


Letchcliffe Cottages, Manchester Road, Barnoldswick Offers In The Region Of £300,000

- Charming stone-built mid cottage
- Three-bedroom accommodation
- Requires refurbishment and modernisation
- Open aspect views to the front and rear
- Off-road parking and rear sun terrace
- No onward chain

A charming three-bedroom stone-built mid cottage occupying a delightful semi-rural position on the outskirts of Barnoldswick, with open aspect views to both the front and rear. Requiring a programme of refurbishment and modernisation, the property offers excellent potential for a purchaser wishing to create a characterful home to their own specification. The accommodation includes a spacious living room with exposed beams and a stone fireplace, a dining kitchen, three bedrooms and a generously proportioned four-piece bathroom. Externally, there is parking to the front and a rear sun terrace, providing an ideal place to sit and enjoy the attractive outlook. Available with no onward chain.







Lancashire

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GROUND FLOOR

ENTRANCE HALL 5'7" x 6'1" (1.71m x 1.87m)

INNER HALL

With a staircase leading to the first floor and also access to the dining kitchen.

DINING KITCHEN 11'10" x 11'1" (3.63m x 3.39m)

A characterful dining kitchen positioned to the rear of the property, fitted with a range of timber-fronted base units, work surfaces and tiled splashbacks. There is ample space for a dining table and chairs, complemented by exposed ceiling timbers, a tiled floor and a window enjoying an outlook over the rear garden and surrounding countryside.

ENTRANCE 4'1" x 3'6" (1.27m x 1.09m)

LIVING ROOM 12'10" x 17'0" (3.93m x 5.20m)

A spacious and characterful living room featuring exposed ceiling beams and a substantial stone fireplace forming an attractive focal point. A window to the front allows plenty of natural light into the room while enjoying an open outlook, with ample space for a range of freestanding furniture.

FIRST FLOOR / LANDING

BEDROOM ONE 13'6" x 9'6" (4.14m x 2.90m)

A well-proportioned double bedroom positioned to the rear

of the property, with ample space for a range of freestanding furniture. A window overlooks the rear garden and takes in the attractive open countryside views beyond.

BEDROOM TWO 10'1" x 8'3" (3.09m x 2.52m)

A further well-proportioned bedroom positioned to the front of the property, with a window enjoying open views across the surrounding countryside. The room offers space for a bed and freestanding furniture and would benefit from a programme of cosmetic updating.

BEDROOM THREE 8'10" x 9'8" (2.71m x 2.97m)

A single bedroom positioned to the front of the property, with a window enjoying open countryside views. The room also benefits from a useful elevated storage area, accessed via a fixed ladder.

BATHROOM 11'11" x 8'0" (3.64m x 2.46m)

A generously proportioned bathroom positioned to the rear of the property, fitted with a freestanding roll-top bath, separate shower enclosure, pedestal wash basin and low-level WC. A broad window provides plenty of natural light while enjoying attractive open views across the surrounding countryside.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/letcliffe-cottages-barnoldswick>

LOCATION

Situated along Manchester Road on the outskirts of Barnoldswick, the property enjoys a semi-rural setting with open countryside views to both the front and rear. Barnoldswick offers a wide range of everyday amenities including independent shops, supermarkets, cafés, schools and leisure facilities, while the surrounding area provides excellent opportunities for walking and outdoor pursuits. The property is also well placed for access to nearby Earby, Colne and Skipton, with convenient road links connecting to the wider Pendle, Ribbles Valley and Yorkshire regions.

PUBLISHING

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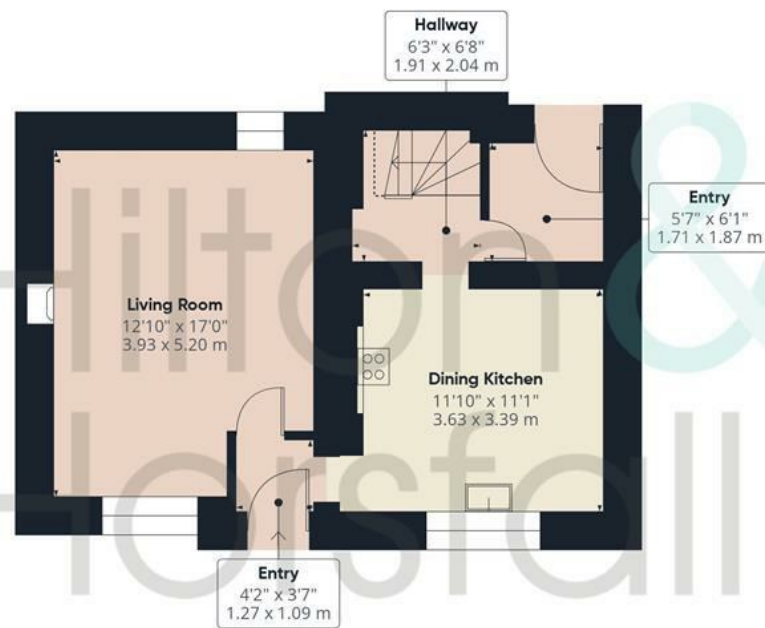
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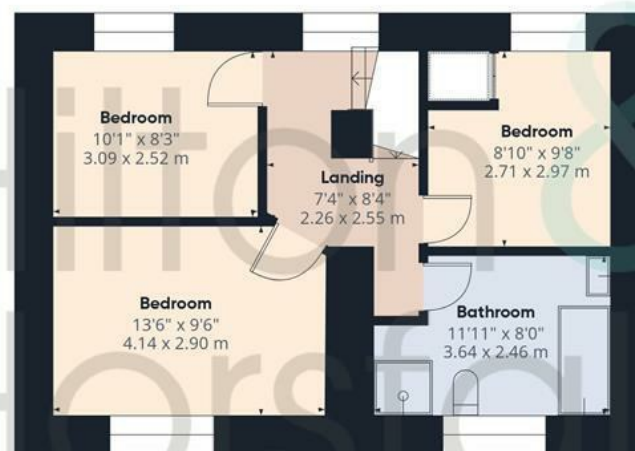


OUTSIDE

To the front of the property is an area providing off-road parking, with the cottage enjoying an attractive open aspect across the surrounding countryside. To the rear is a sun terrace offering space for outdoor seating and an ideal vantage point from which to enjoy the far-reaching rural views.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

872 ft²

81 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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