ADAMSONS BARTON KENDAL

Tong End, Whitworth OL12 8BJ

Offers invited in the region of £190,000



ADAMSONS BARTON KENDAL are delighted to introduce this charming two-bedroom cottage, occupying a sought-after semi-rural position in Whitworth, offering peaceful countryside living with beautiful surrounding views and an abundance of outdoor space. Ideally tucked away, the property enjoys Cowm Reservoir right on its doorstep, together with a fantastic selection of countryside walks. Whitworth village amenities are also close by, including local shops, restaurants and highly regarded schools.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

The versatile accommodation briefly comprises a lounge, galley kitchen, cellar, separate study/storage room, three-piece bathroom suite, master bedroom and second attic bedroom.

Externally, the property benefits from a fantastic tiered garden to the front, enjoying lovely views across the surrounding hills. The garden incorporates a stone-flagged seating area, raised stone-built planting beds and stone steps leading down to a well-maintained lawn and further flagstone patio, providing plenty of space to sit back and enjoy the peaceful surroundings.

On-street parking is available to the rear of the property, accessed via Tong End, with the main entrance to the cottage situated on the opposite side. A fantastic opportunity to acquire a characterful cottage in a desirable semi-rural location, offering versatile living accommodation, excellent outdoor space and countryside living right on the doorstep. Early viewing is highly recommended to fully appreciate all this property has to offer.

Ground Floor

Lounge - 4.53m x 4.53 metres - A characterful reception room featuring carpeted flooring, exposed ceiling beams, a carpeted wooden staircase and an original Victorian-style cast iron cooking range fireplace.

Kitchen - 1.71m x 4.51 metres - Fitted with white gloss wall and base units, silver handles and wood-grain worktops. Includes a newly fitted oven and grill, integrated extractor, stainless steel sink and drainer, concealed Worcester Bosch boiler, laminate flooring and three windows with roller blinds. Wooden door leading to the cellar.

First Floor

Landing - 5.04m x 1.60 metres - Carpeted landing with traditional wooden doors leading to the first-floor accommodation.

Bathroom - 3.31m x 2.85 metres - A characterful bathroom featuring a freestanding claw foot bath on an elevated wooden platform, dark wood corner vanity unit, tiled walls, WC with traditional pull-chain flush and bi fold window blinds.

Bedroom One - 3.06m x 2.42 metres - charming master bedroom with carpeted flooring, original cast iron fireplace with stone shelf above, built-in wooden cabinetry with glazed display cupboards and drawers, and wonderful countryside views.

Study - 1.33m x 2.54 metres - A versatile additional room, ideal as a home office, featuring carpeted flooring and built-in shelving providing useful storage.

Attic Bedroom - 4.17m x 4.51 metres - Accessed via its own wooden door and staircase, this cosy room features sloping ceilings, exposed beams, carpeted flooring, built-in shelving, eaves storage and an attractive exposed brick feature wall.

























Additional Information

Council Tax Band - A
Energy Performance Cert - C
Tenure - Freehold

As part of making an offer, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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