



Lancashire Moor Road, Trawden, BB8 7EH

Offers Over £350,000

A TRULY STUNNING RECENTLY CONVERTED HOME - APPROX 3 ACRES AVAILABLE ON A SEPARATE NEGOTIATION

Nestled in the picturesque Lancashire countryside, this exquisite two-bedroom semi-detached house on Moor Road, Trawden, Colne, offers a unique blend of charm and modern living. Once a traditional pub, the property has been thoughtfully transformed into a beautiful and spacious home, showcasing a perfect balance of character and contemporary design.

Upon entering, you will be greeted by a welcoming reception room that exudes warmth and comfort, ideal for both relaxation and entertaining. The property boasts two well-appointed bedrooms, providing ample space for family or guests. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding are both effortless and enjoyable.

The home features a generous cellar, offering additional storage or potential for further development, while the ample off-road parking ensures that you and your visitors will never be short of space.

Set against a stunning rural backdrop, this property is surrounded by rolling countryside, providing a serene and tranquil environment that is perfect for those seeking a peaceful lifestyle. The

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Recently Converted Semi Detached Property
 - Abundance of Living Space
 - Ample Off Road Parking
 - EPC Rating TBC
- Two Bedrooms
 - Bursting with Character
 - Tenure Freehold
- Contemporary Fitted Dining Kitchen
 - Approximately Three Acres of Land Available on Negotiation
 - Council Tax Band F

Ground Floor

Entrance Vestibule

6'5 x 3'2 (1.96m x 0.97m)

Hardwood double glazed front door, door to WC and open access to reception room.

WC

5'7 x 2'11 (1.70m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, spotlights and vinyl flooring.

Reception Room

16'6 x 14'0 (5.03m x 4.27m)

Two hardwood double glazed stone mullioned windows, central heating radiator, spotlights, smoke detector, cast iron multifuel burner with stone hearth and surround and open access to kitchen/dining area and hall.

Kitchen/Dining Area

18'4 x 11'1 (5.59m x 3.38m)

Four hardwood double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, glass splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated dryer, exposed beams, spotlights, smoke detector, loft access and wood effect flooring.

Hall

7'5 x 2'5 (2.26m x 0.74m)

Central heating radiator, door to stairs to lower ground floor and stairs to first floor.

Lower Ground Floor

Cellar Room One

14'0 x 9'0 (4.27m x 2.74m)

Door to cellar room two.

Cellar Room Two

18'2 x 10'8 (5.54m x 3.25m)

First Floor

Landing

Hardwood double glazed window, loft access, smoke

detector, spotlights, doors leading to two bedrooms, bathroom and shower room.

Bedroom One

13'5 x 8'0 (4.09m x 2.44m)

UPVC double glazed stone mullioned window, central heating radiator and spotlights.

Bedroom Two

10'2 x 7'9 (3.10m x 2.36m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'1 x 5'10 (2.16m x 1.78m)

Two Velux windows, central heating radiator, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, extractor fan, spotlights and vinyl flooring.

Shower Room

5'11 x 3'2 (1.80m x 0.97m)

Central heated towel rail, direct feed shower enclosed, partial PVC elevation, spotlights, extractor fan and vinyl flooring.

External

Gravel chippings, off road parking, field views and access to conservatory.

Conservatory

14'7 x 8'2 (4.45m x 2.49m)

UPVC double glazed windows, polycarbonate roof and stone flag flooring.



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