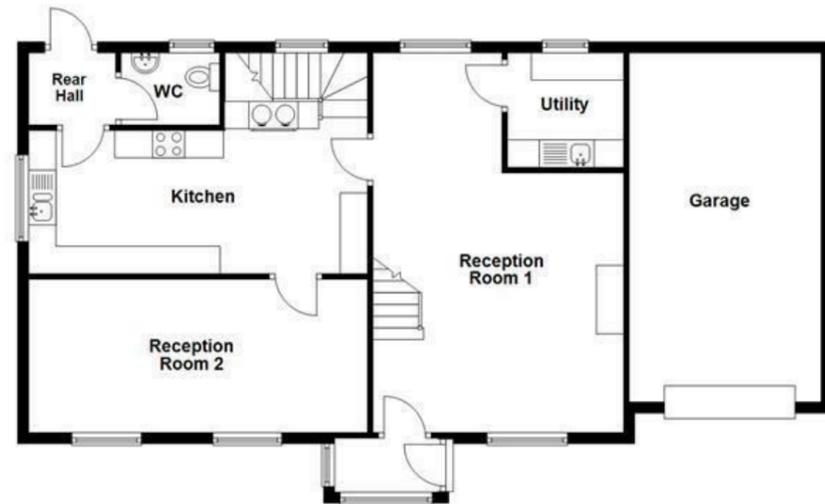


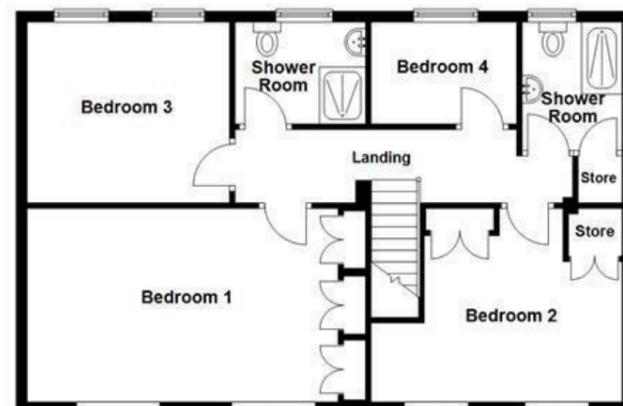
Ground Floor



Lower Ground Floor



First Floor



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		46	58
(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.

Walton Lane, Nelson, BB9 8BS

Offers Over £475,000

A SPACIOUS FOUR BEDROOM FARMHOUSE IN A PICTURESQUE LOCATION

Nestled in the charming semi-rural area of Walton Lane, Nelson, this delightful four-bedroom detached farmhouse offers a perfect blend of tranquility and convenience. Surrounded by lush woodlands, this property provides a serene escape while still being within easy reach of local amenities.

Set over three floors, the house boasts a spacious layout that is ideal for family living. The ground floor features a generous country-style kitchen, perfect for culinary enthusiasts, alongside a large living room and a separate dining room, creating an inviting space for entertaining guests or enjoying family meals. The property also includes a substantial two-room cellar, providing ample storage or potential for further development.

The four well-proportioned bedrooms offer comfortable accommodation, while the two bathrooms ensure convenience for family and guests alike. Outside, the property benefits from ample off-road parking, complemented by two garages—one integral and a double detached—providing plenty of space for vehicles and hobbies.

One of the standout features of this farmhouse is the stunning views of Pendle Hill and the surrounding countryside, which can be enjoyed from various vantage points throughout the property. This home is not just a place to live; it is a lifestyle choice, offering a peaceful retreat with the beauty of nature right on your doorstep. Whether you are looking for a family home or a tranquil getaway, this property is sure to impress.

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Walton Lane, Nelson, BB9 8BS

Offers Over £475,000



- Impressive Farmhouse Property
- Abundance of Living Space
- Ample Off Road Parking and Two Garages
- EPC Rating E
- Four Bedrooms
- Bursting with Potential
- Tenure Freehold
- Two Bathrooms
- Stunning Surroundings
- Council Tax Band D

Ground Floor

Entrance Porch

6'2 x 3'3 (1.88m x 0.99m)

UPVC double glazed front door, UPVC double glazed windows, tiled flooring and door to reception room.

Reception Room One

22'9 x 15'0 (6.93m x 4.57m)

Three UPVC double glazed windows, two central heating radiators, spotlights, cast iron multifuel burner with stone heat and surround, television point, doors leading to utility, kitchen and stairs to first floor.

Utility

7'0 x 6'10 (2.13m x 2.08m)

UPVC double glazed window, floor mounted boiler, plumbing for washing machine, space for dryer, stainless steel sink and drainer with mixer tap, wood cladding to ceiling and tiled effect flooring.

Kitchen

20'2 x 13'2 (6.15m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with laminate work surfaces, AGA range cooker, four ring induction hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for dishwasher, spotlights, tiled effect flooring, door leading to reception room two, rear hall and stairs to lower ground floor.

Rear Hall

5'3 x 4'4 (1.60m x 1.32m)

Central heating radiator, partially tiled elevations, tiled effect flooring, door to WC and UPVC double glazed door to rear.

WC

5'11 x 4'5 (1.80m x 1.35m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps and tiled effect flooring.

Reception Room Two

20'4 x 9'2 (6.20m x 2.79m)

Three UPVC double glazed windows and two central heating radiators.

Lower Ground Floor

Cellar Room One

20'6 x 13'4 (6.25m x 4.06m)

Central heating radiator, plumbing for washing machine, space for dryer, space for chest freezer, open to cellar room two and door to rear.

Cellar Room Two

20'2 x 9'3 (6.15m x 2.82m)

First Floor

Landing

Loft access, doors leading to four bedrooms and two shower rooms.

Bedroom One

20'2 x 11'3 (6.15m x 3.43m)

Three UPVC double glazed windows, two central heating radiators and fitted wardrobes.

Bedroom Two

15'1 x 11'7 (4.60m x 3.53m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Three

12'2 x 11'4 (3.71m x 3.45m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Four

8'4 x 6'7 (2.54m x 2.01m)

UPVC double glazed window, central heating radiator and wood cladding to ceiling.

Shower Room

7'8 x 6'1 (2.34m x 1.85m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional tap, electric feed shower, spotlights, part PVC panelled elevations and extractor fan.

Shower Room

7'8 x 6'0 (2.34m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower, loft access, spotlights, partially tiled elevations and door to store.

External

Wraparound laid to lawn garden, mature shrubbery, ample off road parking and access to two garages.

Integral Garage

22'1 x 11'6 (6.73m x 3.51m)

Double Garage

24'6 x 22'1 (7.47m x 6.73m)

