



Hilton &
Horsfall

BB12 6LS

Lowerhouse Fold, Burnley

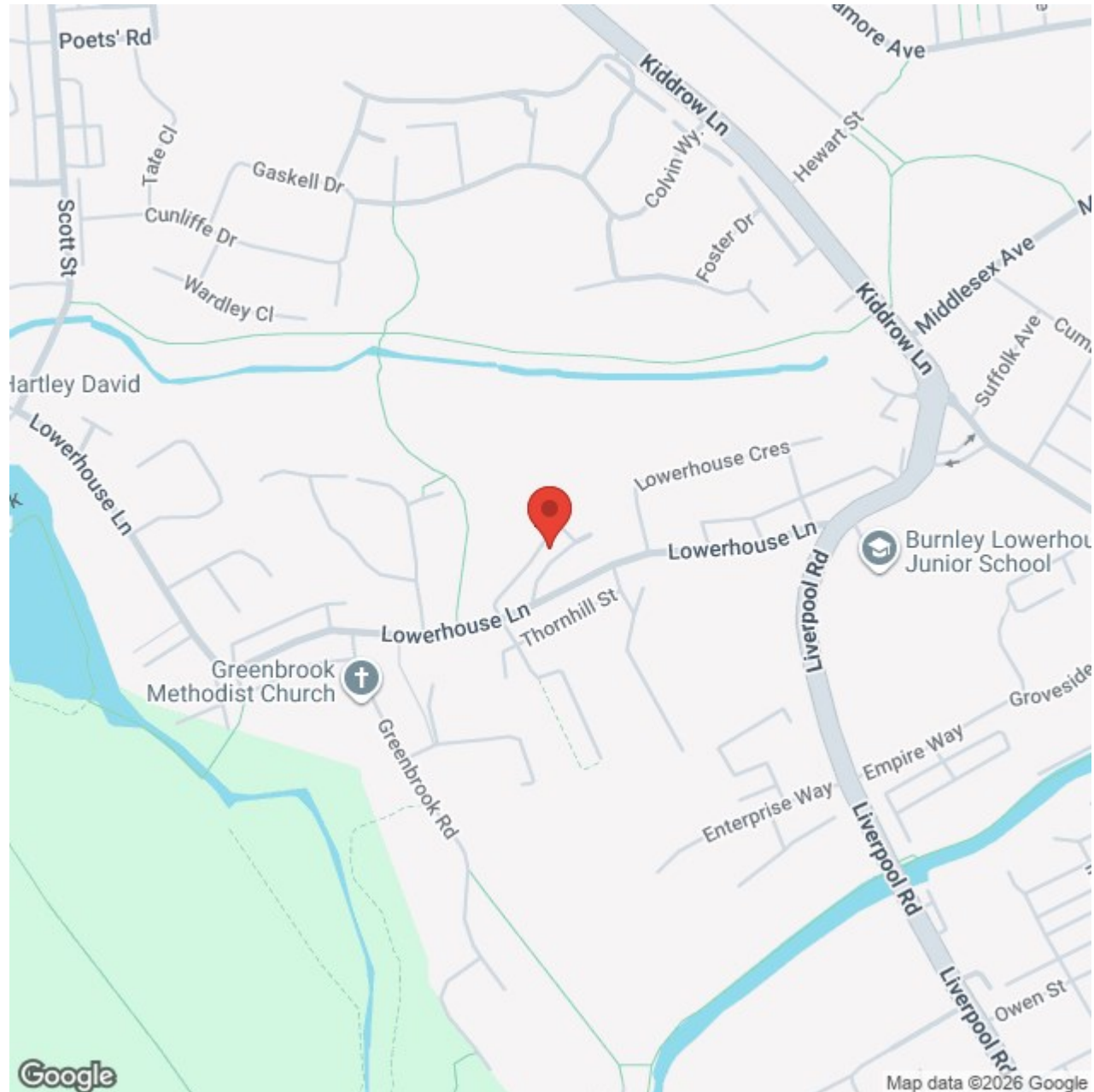
Offers In The Region Of £250,000

- Stunning stone-built end cottage, beautifully renovated throughout
- Two generous double bedrooms
- Stylish living and dining room with a wood-burning stove
- Superb fitted dining kitchen and luxurious four-piece bathroom
- Enclosed flagged rear courtyard and separate rear garden included
- Detached Garage
- Sought-after Lowerhouse Fold location

A truly outstanding stone-built end cottage occupying a delightful position within the highly sought-after Lowerhouse Fold. Beautifully renovated throughout to an exceptional standard, this stunning home perfectly combines charming period features with stylish contemporary finishes, creating a property that is ready to move straight into. The accommodation briefly comprises a welcoming living and dining room centred around a cast-iron wood-burning stove, a superbly appointed dining kitchen with solid wood work surfaces, two generous double bedrooms and a luxurious four-piece bathroom finished to an impeccable standard.

Externally, the property enjoys a private enclosed stone-flagged rear courtyard, ideal for outdoor entertaining, together with a generous separate garden and detached garage situated to the rear which is included within the sale and held under a separate registered title to the house. There is also a fenced seating area positioned to the side which has been enjoyed by the current and previous owners for many years, although this area does not form part of either registered title and is not included within the sale. Conveniently positioned for local amenities, countryside walks and excellent transport links, this exceptional cottage offers a rare opportunity to acquire a beautifully finished home in one of Burnley's most desirable locations.







Lancashire

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GROUND FLOOR

ENTRANCE

A welcoming entrance vestibule providing a practical introduction to the home, with attractive wood flooring and space for shoe and coat storage. A glazed internal door opens through into the beautifully presented living and dining room, setting the tone for the high standard of finish found throughout the property.

LIVING ROOM / DINING AREA 13'10" x 13'6" (4.24m x 4.12m)

A beautifully presented and generously proportioned reception room offering ample space for both relaxing and dining. Characterful ceiling beams and warm wood flooring complement the cottage setting, while a recessed fireplace houses a cast-iron wood-burning stove set upon a stone hearth. Bespoke fitted cabinetry and shelving provide useful storage and display space, with decorative wall panelling defining the dining area. A window to the front elevation allows plenty of natural light into this stylish and inviting room.

KITCHEN 17'2" x 10'2" (5.24m x 3.12m)

A superbly proportioned fitted kitchen combining a clean contemporary finish with characterful cottage details. It is equipped with an excellent range of shaker-style base units, complementary solid wood work surfaces and tiled splashbacks, together with a stainless-steel sink positioned beneath the rear window. Integrated appliances include an oven with a gas hob and extractor above, while open timber shelving provides attractive display storage. Exposed ceiling beams, recessed lighting and wood flooring continue the cohesive finish, with a glazed external door opening directly onto the enclosed rear courtyard.

FIRST FLOOR / LANDING

BEDROOM ONE 12'11" x 10'5" (3.96m x 3.20m)

A beautifully presented double bedroom positioned to the rear of the property, enjoying a pleasant outlook towards the surrounding greenery. The room is finished in soft neutral tones and features a characterful exposed ceiling beam, recessed lighting and a traditional column radiator beneath the window. There is ample space for a full range of bedroom furniture, creating a calm and inviting principal bedroom.

BEDROOM TWO 9'7" x 13'6" (2.94m x 4.12m)

A generous second double bedroom positioned to the front elevation, currently arranged as a nursery with a dedicated home-working area. The room features recessed lighting, an exposed ceiling beam and a characterful stone fireplace recess, while the front-facing window provides plenty of natural light. Its excellent proportions allow ample space for a full range of bedroom furniture and make it equally well suited as a guest bedroom, children's room or combined bedroom and study.

BATHROOM 9'10" x 5'6" (3.02m x 1.69m)

A truly stunning bathroom finished to an exceptional standard, featuring a freestanding oval bath with a floor-mounted mixer tap set against an illuminated timber slatted feature wall. A separate glazed shower enclosure incorporates a rainfall-style shower with additional hand attachment, complemented by a contemporary vanity unit with a countertop wash basin and a low-level WC. Finished with recessed lighting, tiled flooring, a traditional column radiator and a window to the rear elevation, this beautifully designed room combines luxury with practical everyday use.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/lowerhouse-fold-burnley>

BOUNDARY INFORMATION

The enclosed seating area to the side of the property is not included within the registered title and does not form part of the sale. The vendors advise that they and the previous owner have enjoyed uninterrupted use of this area without objection. A statutory declaration was provided by the previous owner regarding their use of the land, and the current vendors have indicated that they would be willing to provide a similar declaration. Prospective purchasers should seek advice from their solicitor regarding the legal position and any potential application to HM Land Registry.

LOCATION

Situated within the highly regarded Lowerhouse Fold, this charming cottage occupies a sought-after position on the outskirts of Burnley, surrounded by attractive countryside and scenic walking routes. The property enjoys excellent access to local amenities, well-regarded schools and transport links, with Burnley town centre, Padiham and the M65 motorway all within easy reach. Lowerhouse Fold offers a

wonderful blend of peaceful semi-rural living and everyday convenience, making it an ideal location for a wide range of purchasers.

PUBLISHING

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PROEPRTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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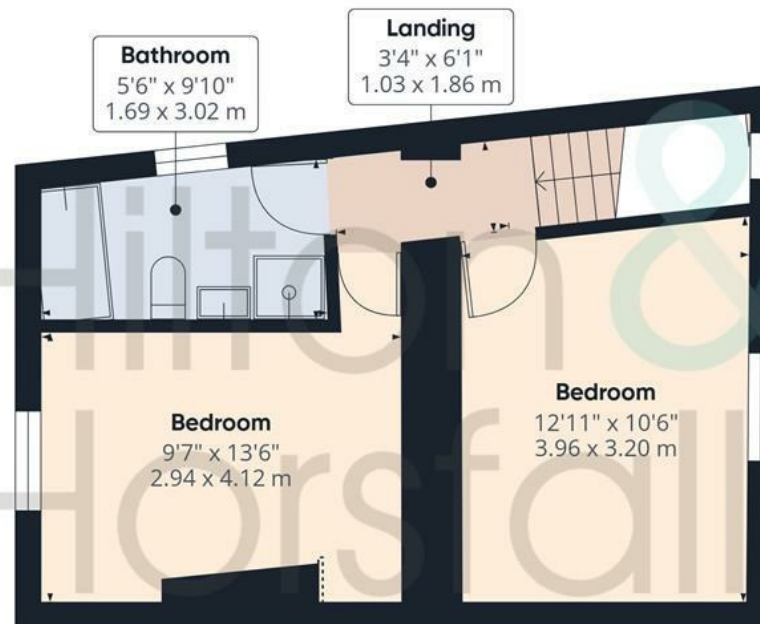
OUTSIDE

Externally, the property benefits from an enclosed flagged rear courtyard, together with a separate and generously sized garden and detached garage positioned to the rear. The rear garden is included within the sale but is held under a separate registered title to the house. It is predominantly laid to lawn and enjoys a leafy backdrop with mature trees, providing an excellent outdoor space for families, gardening and relaxation. Positioned to the side of the cottage is a further fenced seating area finished with a combination of flags and gravel. This area does not form part of either registered title and is not included within the sale, although it has been enjoyed by the current owner throughout their ownership, as it was by the previous owner.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

703 ft²

65.3 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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