



414 Cog Lane

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming historic stone-built cottage
- Spacious open-plan kitchen and living area
- One generous double bedroom
- Stunning exposed stonework and original-style features
- Useful first-floor utility cupboard
- Hive-controlled central heating
- Vaulted bedroom ceiling with exposed timber beams



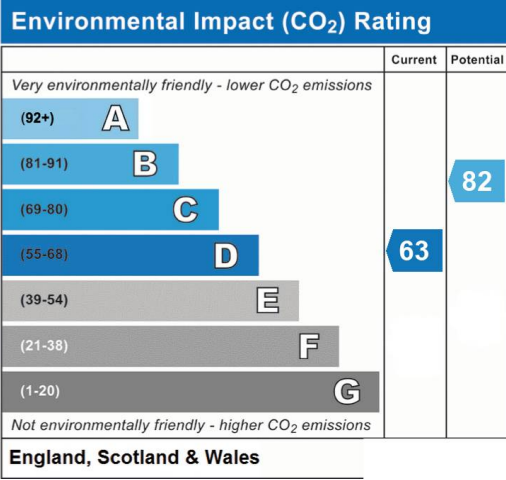
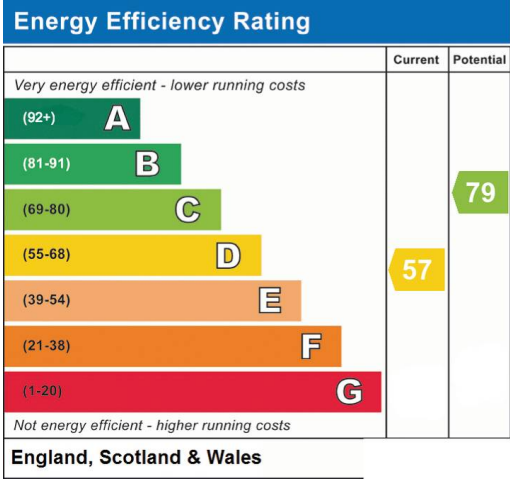
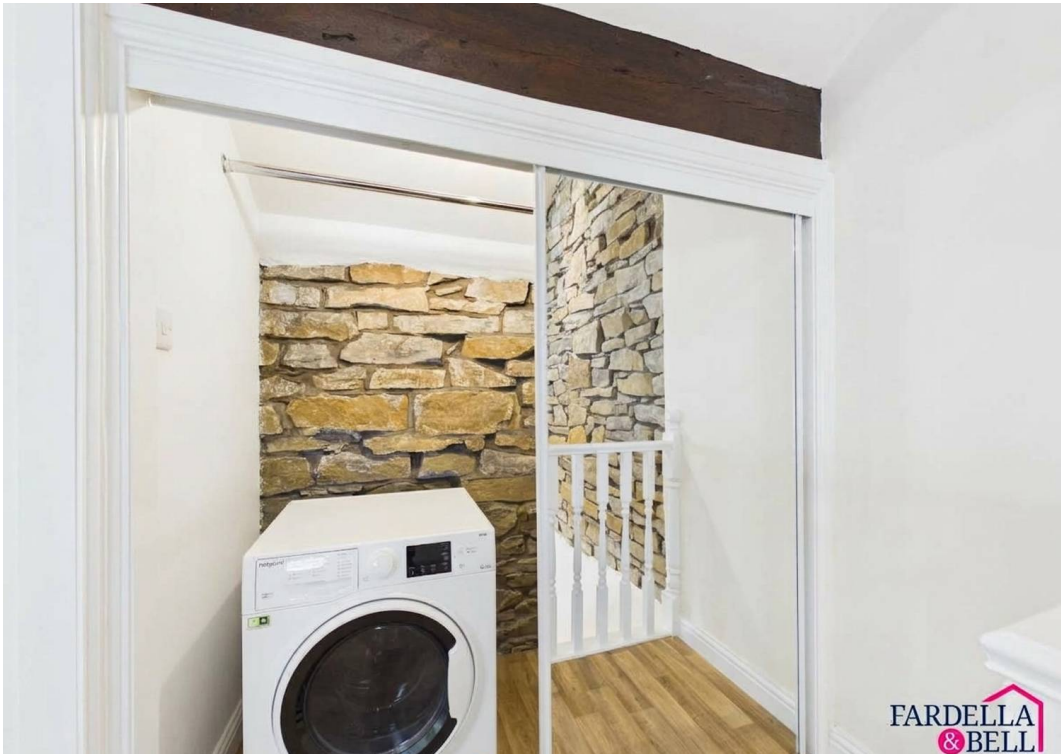
Internally

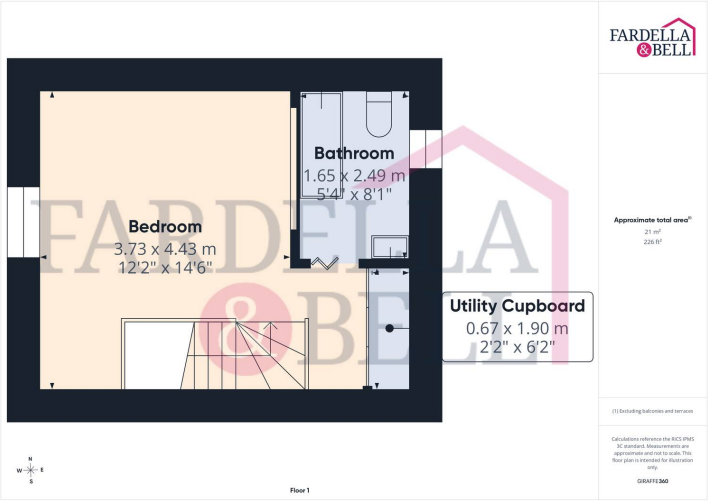
Internally, this charming historic cottage blends traditional character with a bright, contemporary finish. The ground floor is arranged as an impressive open-plan kitchen and living area, measuring approximately 5.37m x 4.39m. An open staircase rises to the first floor, where the character of the property really comes into its own. The generous double bedroom features a vaulted ceiling, striking exposed timber beams and beautiful exposed stonework, alongside fitted wardrobes. The bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash basin, with further exposed timber adding to the cottage feel. Also positioned upstairs is a useful utility cupboard with plumbing and space for a washing machine. This area features particularly attractive exposed stonework, adding further character to what would otherwise be a practical storage space. The property also benefits from a boiler installed approximately one year ago, complemented by Hive.

Externally

Occupying a characterful position on Cog Lane, the property has an attractive traditional stone-built frontage which immediately reflects its historic cottage origins. To the rear is a very small enclosed yard, providing a practical outside space with gated access. While compact, it offers useful space for bins and general outdoor storage.









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