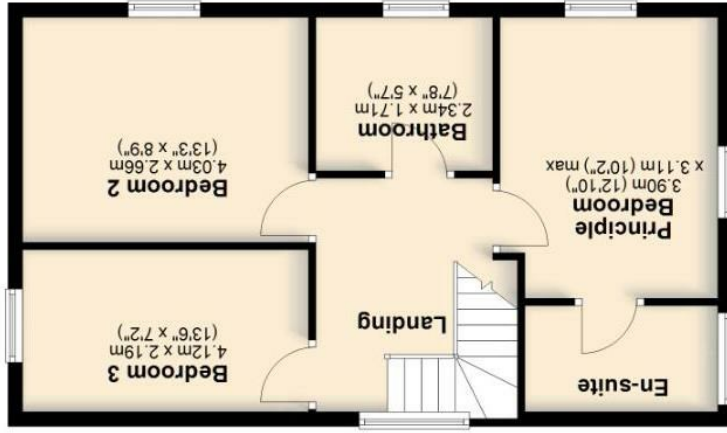


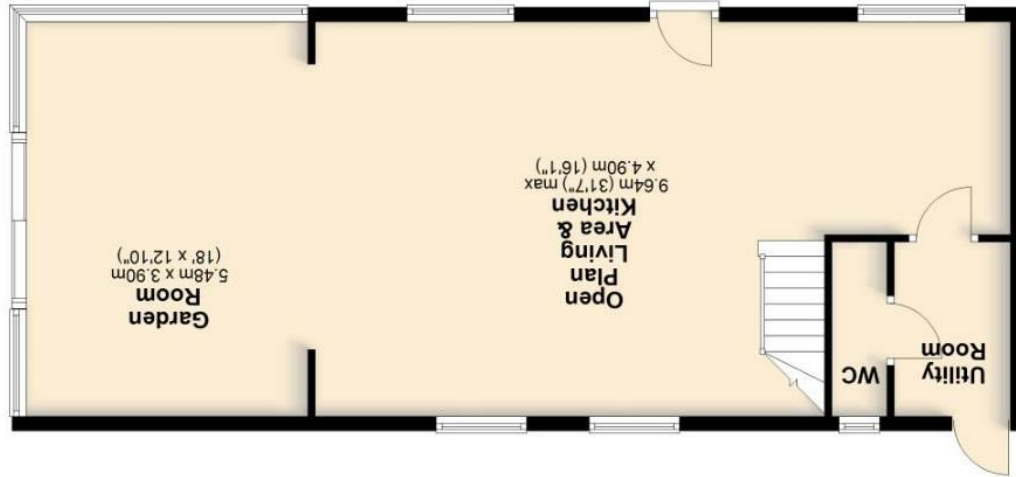


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.
Total area: approx. 122.2 sq. metres (1315.2 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.4 sq. feet)



Ground Floor
Approx. 71.9 sq. metres (773.9 sq. feet)

Because life is
Petty RealTM

Asking Price £499,950



Moorgate Cottage Cob Lane

Kelbrook
BB18 6LL



Council Tax Band:



Set in the heart of rolling countryside in Kelbrook, this exceptional three-bedroom cottage offers the perfect blend of modern luxury and rustic charm. Enjoying panoramic views and set within approximately 1 acre, the property also benefits from planning permission for a detached garage.

Description

Commanding an enviable position in the heart of the picturesque Kelbrook countryside, this outstanding three-bedroom cottage is a true showcase of refined rural living. Offering an exceptional combination of traditional character and contemporary style, the property is nestled within approximately half an acre of grounds and enjoys panoramic open views.

Ideal for a small family or professional couple seeking tranquility without sacrificing convenience, the location offers easy access to nearby villages and commuter links. Despite its serene surroundings, the property remains well-connected, making it perfect for those who want the best of both worlds—peaceful rural living and practical accessibility.

Internally, the accommodation flows beautifully with light-filled, open plan living spaces that embrace a modern country-chic aesthetic. The ground floor features a spectacular kitchen/living/dining/family room with quality fitted cabinetry, integrated appliances, and sleek work surfaces.

A log-burning stove creates a cosy focal point, while two fully glazed elevations frame breathtaking countryside views and open directly to the Indian stone flagged courtyard—perfect for entertaining or relaxing in all seasons. A rear hallway leads to a downstairs WC and an external door, enhancing the practicality of the layout.

To the first floor, a striking galleried landing leads to three spacious double bedrooms, each finished to a high standard. The principal suite boasts a stylish en suite shower room, while the remaining bedrooms are served by a well-appointed three-piece family bathroom.

Each bedroom benefits from unique outlooks across the surrounding landscape, offering a sense of tranquillity and connection with nature. The overall finish throughout the home reflects a careful balance between luxury and comfort, ideal for modern country living.

Externally, the property provides gravel-chipped off-road parking and a landscaped Indian stone courtyard complete with a luxurious hot tub—an idyllic spot for alfresco dining or evening relaxation. The grounds extend to around an acre, offering space for gardening, recreation, or simply enjoying the peaceful, natural surroundings.

Of particular note is the full planning permission granted for the construction of a detached garage with office use. This addition would provide secure storage, potential workshop space, or a home office—ideal for flexible modern living.

Combining timeless countryside charm with contemporary design and future development potential, this magnificent home presents a rare opportunity to secure a rural lifestyle without compromise. With stylish interiors, generous outdoor space, and far-reaching views, this is a property that offers both immediate appeal and long-term versatility.

View more about this property online....

www.pettyreal.co.uk

@PettyEstAgents

/pettyestateagents